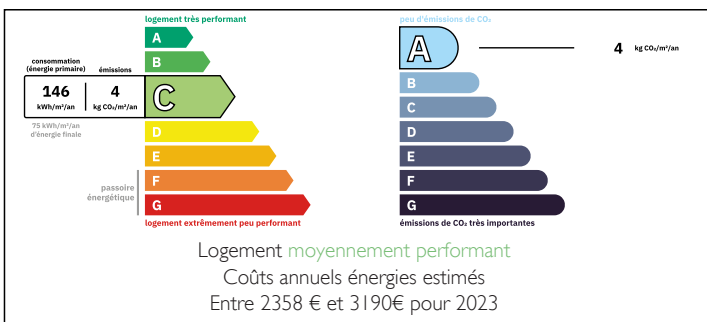


Stunning stone property with breathtaking views, 2 Pools 2 Gites, Prime location in hills above Sarlat



ENERGY - DPE



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	8
Bath:	5
Floor:	294 m2
Plot Size:	8656 m2

IN BRIEF

Are you searching for an exceptional home?

This beautiful south facing property with panoramic views over the medieval town of Sarlat & surrounding countryside, offers privacy, and a rare combination of charm, comfort, and income potential

Set on 8,656 m² of gorgeous landscaped gardens, the estate includes:

- Main house 166m2) has 5 spacious bedrooms, home office, elegant living/dining room(42m2), stylish newly fitted kitchen, 2 bath rooms, sauna, expansive terrace perfect for outdoor dining, large newly installed salt water pool (10x3.3M) with sun deck

- 1 bedroom ground floor apartment (63m2)

- Independent, 2 bedroom cottage with 11x4m pool
- Barn ready for conversion into a third gîte or

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

opportunities in this stunning region of the

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 608 489 prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

We are proud to present this exceptional south facing stone property, nestled in the hills above the medieval town of Sarlat la Canéda, offering panoramic views, total tranquility without isolation, and a wealth of flexible living and rental opportunities in the heart of Perigord Noir.

Just a 25 minute walk from the medieval centre of Sarlat, with a local boulangerie and restaurant nearby.

This beautifully maintained estate is set in 8656m2 of gorgeous landscaped gardens with established trees and shrubs that meander along the main pathway full of hidden tranquil spots to sit and enjoy the stunning views and surroundings.

The property offers a rare combination of charm, modern comfort and income potential.

Property highlights include;

- Total habitable space 294m2
- Land 8,656m2 of landscaped gardens
- Three separate dwellings offering flexible accommodation and income potential
- Two swimming pools
- Quiet yet walkable to the amenities and the historic centre

Main house (166m2)

Built in 1961 and fully renovated, the main house is bright, spacious and thoughtfully designed with uninterrupted countryside views from most rooms.

- Salt water Swimming pool (10x3.5m) (installed in 2025) and sun deck surround.
- Generous living/dining room(42m2) with wood burning stove and direct access to a panoramic terrace
- Contemporary Mobalpa kitchen with integrated modern appliances (16m2)
- 5 large bedrooms. (3 ground floor, 2 first floor)
- 2 Bathrooms (one on each level)
- Upstairs living area (10m2)
- Home office/Gym/Laundry (6m2)