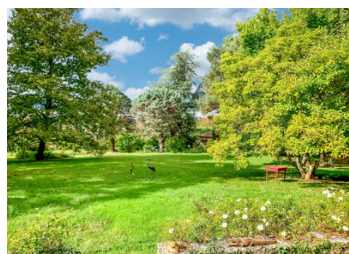
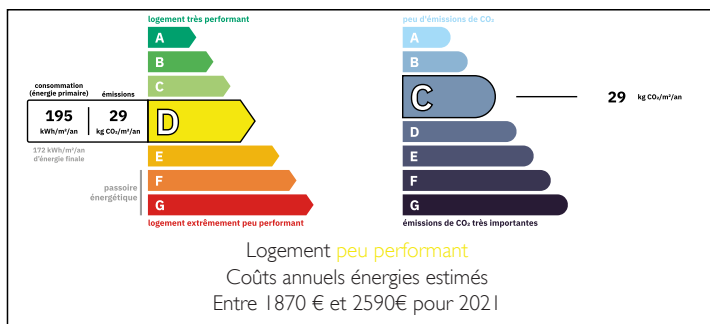


Authentic Stone House in the Périgord – Nestled in a Beautifully Landscaped Park with Outbuildings | Sarlat



ENERGY - DPE



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	161 m2
Plot Size:	5600 m2

IN BRIEF

Set in a privileged environment, this authentic Périgord stone house will charm you with its character, exceptional natural surroundings, and expansive flat grounds, a true rarity in the region.

Nestled within a beautifully landscaped park filled with a wide variety of mature trees, the property offers a peaceful, green lifestyle, ideal for nature lovers and those seeking authenticity.

Tastefully laid out and in excellent condition, the house is move-in ready with no renovation required. Generous living spaces and a thoughtful layout offer great potential: whether you're looking to host family and friends, work from home, or develop a tourism project, this property offers endless possibilities.

A converted outbuilding further enhances the property, presenting an ideal opportunity to create

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.



DESCRIPTION

Authentic Périgord Stone Home with Converted Outbuilding – Landscaped 5,600 m² Park with Fruit and Ornamental Trees

Nestled in a lush, bucolic setting, this beautifully preserved stone property offers a unique lifestyle that blends old-world charm with modern comfort.

Set on a flat, fully landscaped plot of 5,600 m², adorned with a variety of ornamental and fruit trees, the property provides a rare opportunity to enjoy both privacy and space, just minutes from the heart of Sarlat-la-Canéda.

Its tranquil and intimate environment will appeal to lovers of nature and authenticity. The expansive grounds are perfectly suited for a future swimming pool, should you wish to add one.

Main House (approx. 161 m² / 1,733 sq ft of living space)

Spacious reception room (36 m²) with exposed stone, beams, and a wood-burning stove

Bright open-plan kitchen and dining area (38 m²) with adjacent pantry (8 m²)

Three generous en-suite bedrooms, including two on the ground floor (19 m² & 20 m²), each with private bathrooms and WCs

Upstairs: a large master suite (28 m²) featuring a walk-in wardrobe, en-suite shower room, and a private rooftop terrace (23 m²)

Converted Outbuilding (approx. 25 m² / 270 sq ft)

With its own private entrance, this renovated outbuilding is ideal for use as a guest house, gîte, home office, or even a professional practice. It includes a welcoming reception space and a WC area.

LOCAL TAXES

Taxe habitation: EUR

NOTES