

Rare opportunity : Beautiful stone building in the heart of the medieval town of Sarlat-la-Canéda



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	104 m ²
Outside Space:	20 m ²



IN BRIEF

Beautiful stone building in the heart of the medieval town of Sarlat-la-Canéda – rare on the market. Entire building, freehold (no condominium), offering 2 bright, fully renovated apartments, both featuring private outdoor spaces.

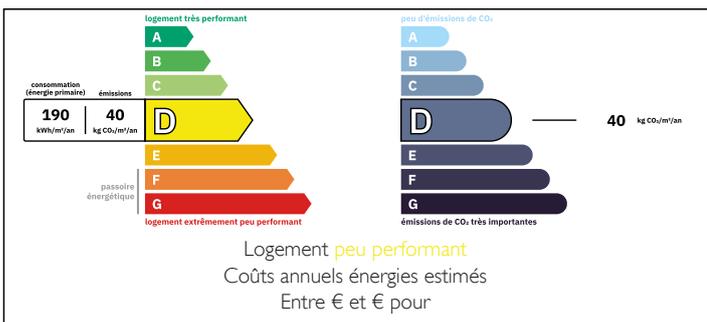


Ground-floor : 1 bedroom apartment – 45 m²:
A welcoming living room with fireplace, a kitchen under a glass roof opening onto a 20 m² terrace, creating a seamless connection between indoor and outdoor living. Bedroom with en-suite bathroom, fitted wardrobes, shower room and WC.



First-floor : Duplex 2-bedroom apartment – 58 m²:
A cozy living room, also with fireplace, fitted kitchen and large balcony.
Upstairs, 2 bedrooms, each with en-suite shower rooms and WC.

ENERGY - DPE



Quality features throughout, gas heating, energy

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

Located in the heart of the medieval town of Sarlat-la-Canéda, this rare stone property offers outstanding potential. Fully independent and not part of any homeowners' association (HOA), the building includes 2 bright apartments, each with its own private outdoor space.

The common areas are impeccably maintained, and the property is move-in ready, featuring gas central heating and an energy performance rating of D.

Sold fully furnished and equipped with modern amenities, it perfectly blends historic charm with contemporary comfort.

Ground-Floor 1-Bedroom Apartment – 45 m² (approx. 484 sq ft):

This single-level apartment offers a warm and inviting atmosphere: a spacious and light-filled living room (31 m² / approx. 334 sq ft) with travertine flooring, exposed stone walls, and a fireplace; a modern kitchen under a glass ceiling opening onto a private 20 m² terrace (approx. 215 sq ft); a 12 m² bedroom (approx. 129 sq ft) with built-in closets; and a bathroom with walk-in shower and WC.

First-Floor 2-Bedroom Duplex Apartment – 58 m² (approx. 624 sq ft):

This duplex features a generous 28 m² living area (approx. 301 sq ft) with a fully equipped kitchen and access to a balcony.

Upstairs are 2 en-suite bedrooms (16 m² and 11 m² / approx. 172 and 118 sq ft), each with its own private bathroom and WC.

Property Highlights:

Prime Location:

Situated on a quiet street just steps from Sarlat's restaurants, cultural events, and famous traditional markets.

High-Quality Features:

Apartments sold fully furnished and ready to enjoy,

LOCAL TAXES

Taxe habitation: EUR

NOTES