

Charming renovated retreat with 2 guest cottages and an additional outbuilding, peaceful setting | Sarlat



INFORMATION

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|-------------|------------------|
| Town: | Sarlat-la-Canéda |
| Department: | Dordogne |
| Bed: | 8 |
| Bath: | 5 |
| Floor: | 275 m2 |
| Plot Size: | 11200 m2 |

IN BRIEF

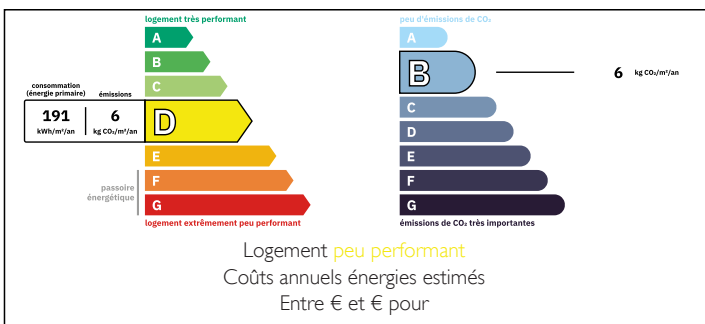
Looking to buy a charming property in the heart of the Périgord Noir, featuring 2 guest cottages and all the appeal of Sarlat ?

This elegant home captivates with its generous, airy spaces, high ceilings, and recent renovations that blend modern comfort with authentic character.

Bright and well-laid-out, it offers high-quality amenities: underfloor heating, heat pump, wood stove, efficient ventilation, superior insulation, and photovoltaic panels. Its remarkable energy performance (Class C by 2026) makes it a rare find in the area.

The property also includes two 2BR independent cottages, perfect for hosting family and friends or generating seasonal or long-term rental income.

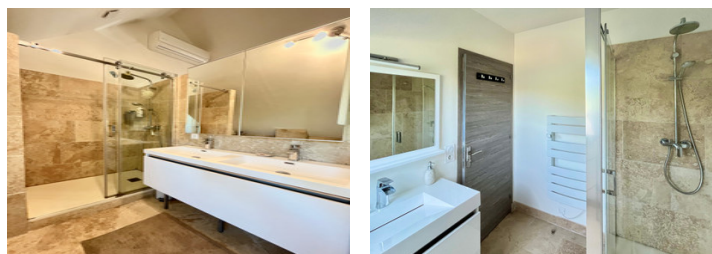
ENERGY - DPE



Set on over 11,000 m² of land, with potential for a

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Looking to buy a charming property in the heart of the Périgord Noir, featuring 2 guest cottages and an additional outbuilding, while enjoying the appeal and prestige of Sarlat?

This elegant home impresses with its generous, airy spaces, high ceilings, and recent renovations that perfectly combine modern comfort with authentic character. Bright and well-laid-out, it offers high-quality amenities: underfloor heating, heat pump, wood stove, efficient ventilation, superior insulation, and photovoltaic panels. Its remarkable energy performance (Class C by 2026) makes it a rare find in the area.

The current layout includes 4 bedrooms, including 2 suites, and a large open-plan reception area with kitchen, direct access to the garden. There is also potential to create an additional ground-floor space, such as a suite, or adapt it for any other project.

The property also includes two 2BR independent cottages, perfect for hosting family and friends or generating seasonal or long-term rental income. Each cottage features a living area with kitchen, 2 bedrooms, bathroom, and WC, along with a private terrace.

At the front of the property, a pre-fitted outbuilding enhances the ensemble and offers multiple possibilities for further development according to your project.

Set on over 11,000 m² of land, with potential for a swimming pool, the estate offers peace, privacy, and a relaxed lifestyle. A unique opportunity, whether as a character residence or a high-potential investment, in one of the region's most sought-after destinations.

Summary – 5 Key Points:

Prime Location – Sarlat / Périgord Noir
A privileged setting in an iconic...