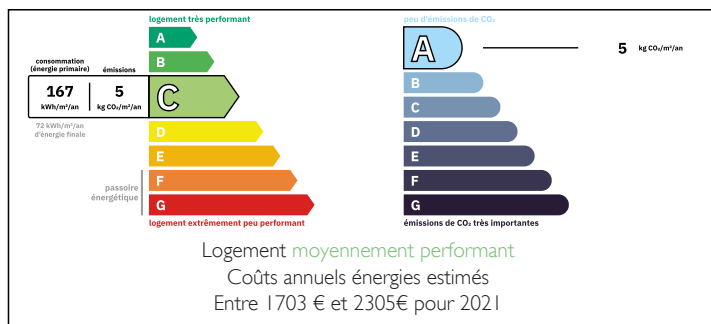


Charming Home with Panoramic Views & Outbuildings | Exceptional Potential | Sarlat-La-Canéda



ENERGY - DPE



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	252 m2
Plot Size:	7000 m2

IN BRIEF

Exceptional location for this charming property, set in an elevated position within a peaceful, verdant environment with panoramic views, just a short walk from the historic heart of the medieval town.

The main house (135m2) impresses with its bright, spacious rooms, high ceilings, welcoming reception areas on the ground floor, and four bedrooms upstairs. It benefits from an excellent energy performance, while offering the possibility to refresh or modernize according to your tastes.

Outside, a remarkable independent stone building of 117 m², spread over two levels, provides countless possibilities: guest house, professional activity, workshop, or additional accommodation.

The property also includes a hangar, a carport, multiple outbuildings, and a plot of land that is buildable and suitable for a swimming pool.

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 foncière: 2054 EUR

NOTES

DESCRIPTION

Rare and privileged address for this charming property, ideally situated on the heights of Sarlat-la-Canéda.

An exceptional location at the end of a private road, combining the tranquility of an unspoiled setting, a commanding panoramic view, and above all, easy walking access to the historic center of Sarlat.

Shops, markets, restaurants, and medieval heritage are just minutes away, without the bustle, a true daily luxury.

The warm and bright main house offers generous living spaces arranged as follows:

Ground Floor:

13,5m² Functional kitchen with modular doors, which can be opened or closed as desired, a real asset

21m² Dining room

21m² Living room

5,3m² Shower room with WC

11,5m² Laundry room with separate entrance

All rooms benefit from high ceilings and abundant natural light.

First Floor:

4 bedrooms (approx. 10, 10, 12 and 14m²)

8,1m² bathroom

1,3m² WC

Spacious circulation areas allowing for flexible layouts

The property features an excellent energy performance rating (EPC C), a valuable advantage in today's context. Excellent roof insulation, double-glazed windows, and air-to-water heat pump (installed in 2019).

It is perfectly habitable as is, while still offering the possibility to update interior comfort, refresh, or