

Elegant, Spacious 5 bedroom home in an elevated position. 5 minutes walk to the historic centre of Sarlat



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	5
Bath:	5
Floor:	260 m2
Plot Size:	1858 m2

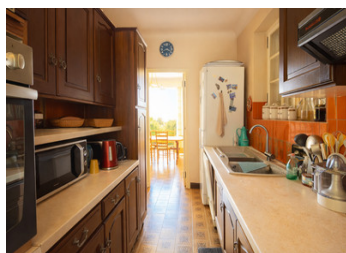


IN BRIEF

Elegant 5-bedroom stone residence in an elevated setting with sweeping panoramic views, just a 5-minute walk from the historic centre of Sarlat-la-Canéda in the heart of the Périgord Noir.

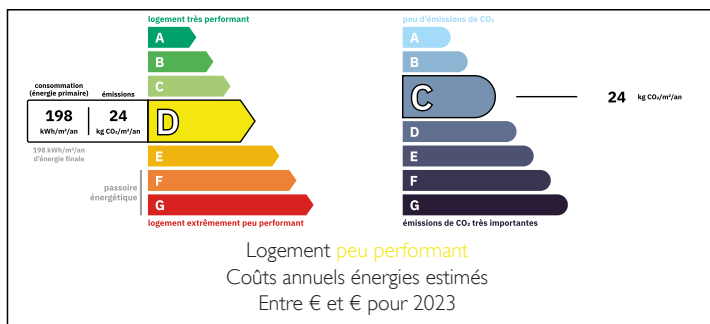


Offering 260 m² of refined living space on 1,858 m² of landscaped gardens, this exceptional property suits a luxurious family home, holiday retreat or prime investment in one of the most sought after and beautiful towns in the Dordogne.



The first floor features a bright, spacious living room with ceramic wood-burning stove, a kitchen and dining room, plus two generous bedrooms, one en suite, the other with a separate bathroom. All rooms on the first floor open onto a large south-facing terrace via elegant glass doors.

ENERGY - DPE



The ground floor includes two further bedrooms, a family bathroom, WC, laundry, storage and study,

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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

This elegant stone residence offers five spacious bedrooms, including a self-contained ground-floor apartment with independent garden access. Built with high-quality materials and substantial stone walls, the craftsmanship is exceptional.

Set within 1,858 m² of beautifully landscaped gardens with mature trees and shrubs, the property enjoys an elevated, south-facing position with panoramic views over the medieval town of Sarlat-la-Canéda and surrounding countryside. Despite its tranquil setting, it is just a 5-minute walk from the town centre, with shops, restaurants and schools close at hand.

The nearby station offers direct rail links to Bergerac and Bordeaux, both with international airports. The property benefits from good energy efficiency (D rating), with high-grade insulation, reversible air conditioning via heat pump, and a gas central heating backup. Wooden shutters on all windows enhance comfort year-round.

The ground floor features a grand entrance hall with solid oak door, marble flooring and a striking wrought-iron staircase. It includes two bedrooms, a family bathroom, WC, laundry room with garden access, storage room, and the independent apartment.

Upstairs, the light-filled living spaces open via large glass doors onto a full-width south-facing terrace with a 15m awning. The 40 m² living room boasts parquet flooring and a ceramic wood-burning stove. Two further bedrooms include one en suite, plus a separate bathroom. The fully fitted kitchen connects to the dining room and rear garden.

A 191 m² insulated attic offers excellent potential for conversion. The garden also allows space for a pool and includes two garden sheds and an above-ground...