LEGGETT IMMOBILIER INTERNATIONAL

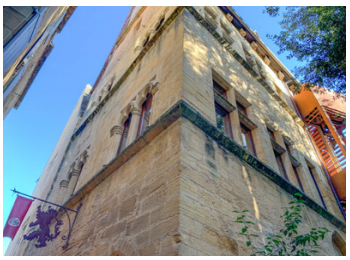
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Ref: A34254TP24 Price: 670 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (632 076 EUR without fees)

Rare & Exclusive - Exceptional opportunity - Château life in Sarlat-La-Canéda | Dordogne















INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	4
Bath:	0
Floor:	159 m2
Plot Size:	0 m2

IN BRIEF

Exclusive heritage mansion now available !

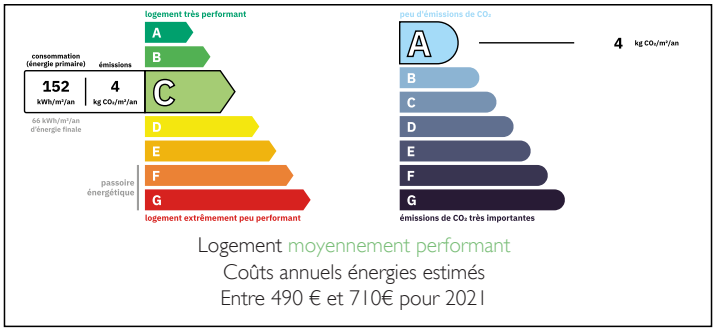
This remarkable medieval building dating from the 13th century, with its period architectural features, located in the heart of the town of Sarlat, is a true work of art. It's an exceptional opportunity to acquire a gem of a property.

The historic building spans 4 levels:

Ground floor: commercial space 39m²
1st floor: prestigious loft 40m²
2nd floor: prestigious loft to be fitted & furnished 40m²
3rd floor: attic space for storage or potential loft 40m²

The facade restoration and high quality interiors were designed and fabricated by local architects and artisans. While unique, the building integrates

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 490 € et 710€ pour 2021

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.

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NOTES

DESCRIPTION

Unique on the market !

Would you like to invest in a remarkable building dating from the medieval era?

Exclusive heritage mansion now available dating from the 13th century. This exceptional property, located in the heart of the town of Sarlat-La-Caneda, is a true work of art.

The facade restoration and high quality interiors were designed and fabricated by local architects and artisans. While unique, the building integrates harmoniously into the historical setting. A rare find.

This building includes numerous architectural features from the period, in a sumptuous decor :

- Pointed arch openings
- Columns
- Trilobed twin bays
- Ogival niches
- Window seats
- Hearth fireplaces
- Exposed beams
- Corbels
- Medieval beam paintings

And many more to discover.

As an integral part of the town's heritage, this building has been beautifully enhanced by its current owners. Great care has been taken in the choice of materials and renovation methods.
While respecting the soul of the place, they have also significantly improved the energy performance and comfort of this iconic building.

Ideal for premium rental investment with high yield income, for hosting family & friends, or for your very own 'pied-à-terre'.

The property spans 4 levels: