LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A40201TP24 Price: 530 000 EUR

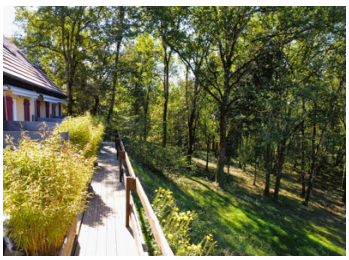
agency fees to be paid by the seller

Charming Property in a Natural Setting – Operating Gîtes & Guest Room | 12 km from Sarlat







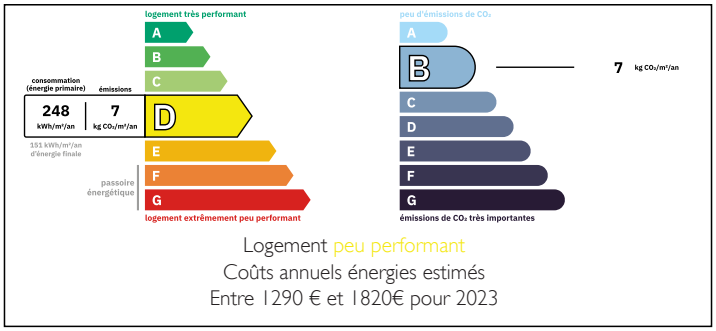








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1290 € et 1820€ pour 2023

INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	7
Bath:	7
Floor:	280 m2
Plot Size:	16130 m2

IN BRIEF

Looking to bring a tourism project to life?

Nestled in a beautiful oak forest, this spacious property will charm you with its absolute tranquillity, total privacy, and strong development potential.

Ideally located in the heart of the Dordogne, just a few kilometres from Sarlat-la-Canéda – the jewel of the Périgord Noir and one of France's top tourist destinations – this property enjoys a prime location in a high-demand area.

Set in a peaceful and privileged natural environment, the estate includes:

A single-storey main house (ideal for owners or managers) with kitchen, reception area and one bedroom.

5 gîtes and 1 guest room, operating year-round and site could be made even more attractive to guests.

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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LOCAL TAXES

Taxe foncière: **3411 EUR**

NOTES

DESCRIPTION

Looking to Invest in a Hospitality Business ?

Come and discover this charming property nestled in the heart of an oak forest, with no overlooking neighbours or disturbances, set on a wooded and registered plot of 16,000 m².
A true haven of peace, ideal for a relaxing and immersive guest experience in nature.

Currently in operation and open all year round, this estate generates regular income while offering a peaceful lifestyle — secluded yet easily accessible.

Located just a few kilometres from Sarlat-la-Canéda, one of the most popular tourist destinations in southwest France, this property enjoys a strategic position in the Dordogne, a region renowned for its heritage, gastronomy, picturesque villages, and natural beauty.

In this privileged and natural setting, the estate offers:

A single-storey main house (ideal for owners/operators, table d'hôtes, or personalised guest reception) with a kitchen, reception area, and one bedroom.

6 active guest accommodations (5 gîtes and 1 B&B room), operating year-round and generating stable income.
These units are in good condition, charmingly decorated, with double-glazed windows, and ready for immediate operation.

A large basement with workshop, garage, and storage spaces, adding further potential to the property.

A 12 x 6 m swimming pool with a secure relaxation area.

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