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Ref: A45101TP24 Price: 495 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (475 961 EUR without fees)

Contemporary Architect-Designed Home with Geothermal Heating – Elegance, Comfort & Business Potential | Sarlat







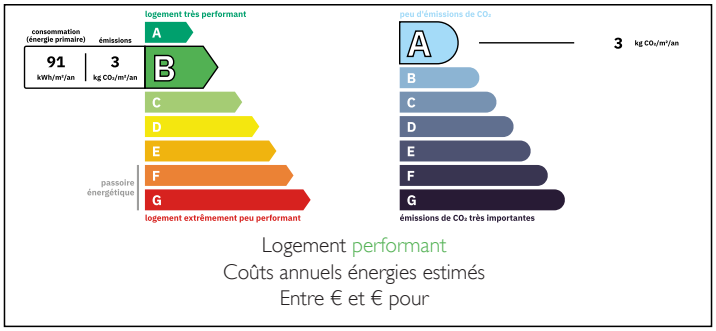








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre € et € pour

INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	2553 m2

IN BRIEF

In the heart of the Périgord Noir, in the sought-after area of Sarlat, this elegant 170 sqm architect-designed home combines contemporary comfort, energy efficiency, and an exceptional lifestyle.

Set on a beautiful 2,500 sqm landscaped plot, the property enjoys a peaceful and green environment with complete privacy.

Designed for bright and seamless living, the home offers true single-level living with ground-floor bedrooms, high-end finishes, expansive openings onto nature, and underfloor geothermal heating on both levels, ensuring outstanding comfort and energy efficiency.

Several rooms benefit from independent exterior access, offering excellent potential for a professional practice, artistic studio, remote working, or a

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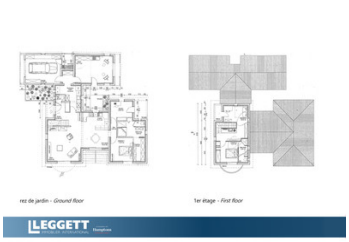
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

regions !

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DESCRIPTION

Just minutes from the historic center of Sarlat, in a peaceful and preserved wooded setting, this remarkable 170 sqm architect-designed home immediately stands out for the quality of its design, its modern comfort, and its seamless integration into the surrounding natural environment.

Built on a beautiful 2,500 sqm plot, this recent and impeccably maintained property offers a rare lifestyle combining privacy, natural light, generous volumes, and open views over the Sarlat countryside.

Designed to suit both a comfortable primary residence and a more versatile lifestyle project, the property benefits from true single-level living with ground-floor bedrooms, an increasingly sought-after feature for long-term comfort and convenience.

The interior layout, combined with several rooms benefiting from independent exterior access, also makes the property perfectly suited for:

a professional practice,
an independent office or consulting space,
an artist's studio,
a high-end remote working environment,
or a charming hospitality or tourism project.

A genuine asset in one of France's most desirable regions, highly appreciated by both French and international buyers.

Thanks to its geothermal underfloor heating system on both levels, the home provides constant, silent, and highly efficient thermal comfort throughout the year. This sustainable technology ensures excellent energy performance (Energy Rating B), controlled running costs, and very low day-to-day maintenance — a discreet yet highly valuable luxury.

The contemporary architecture, expansive bay windows, and multiple openings onto terraces and balconies create a warm, bright atmosphere, always

NOTES