LEGGETT
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Ref: A45137OD24 Price: 1 010 000 EUR

agency fees to be paid by the seller

Mansion in the Périgord Noir region with panoramic views in Sarlat, featuring a garden, pool, and outbuilding







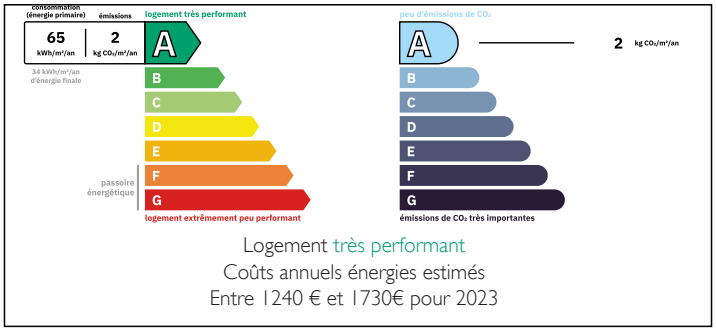








ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 1240 € et 1730€ pour 2023

INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	200 m2
Plot Size:	7845 m2

IN BRIEF

Just a short walk from the historic center, this magnificent stone mansion in the Périgord Noir region, dating from 1750, has been fully renovated to the highest standards.

This charming property features a spacious, light-filled living room with exposed beams and a wooden staircase, a fully equipped open-concept kitchen with views of the outdoors, and three master suites, one of which is on the ground floor.

A laundry room, garage, and outbuildings in need of renovation complete the property. Set on a superb wooded estate of nearly 8,000 m² with a swimming pool and direct access to the historic center of Sarlat.

A home combining authenticity, modern comfort, and excellent energy efficiency with an A rating. A rare find.

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:	**4939 EUR**

NOTES

DESCRIPTION

Just a few minutes' walk from the historic center, this sumptuous stone mansion dating from 1750 elegantly combines old-world charm with the absolute comfort of a recent high-end renovation.

Nestled in a privileged setting, at the heart of a magnificent wooded park spanning nearly 8,000 m² with direct access to the historic center, this rare property captivates from the moment you enter with its generous spaces and abundant natural light.

The spacious entrance hall opens onto a superb living area where exposed beams, fine materials, and the majestic wooden staircase create a warm and refined atmosphere. The open-concept, fully equipped kitchen harmoniously extends the living spaces and opens wide onto the outdoors and the pool.

The home features three elegant master suites, one of which is on the ground floor, designed to offer privacy and comfort to all. A laundry room, a garage, and an outbuilding in need of renovation complete this exceptional property, offering numerous possibilities for customization.

This residence benefits from remarkable technical features, including an excellent Energy Efficiency Rating of A, ensuring a level of living comfort rarely found in a historic building of this caliber.

High-end amenities
Black Périgord stone house dating from 1750
Recent high-quality renovation
Energy efficiency rating: A
Large, bright, open-concept living room
Exposed beams & wooden staircase
Fully equipped open kitchen
3 master suites
Ground-floor suite
Swimming pool
Garage & laundry room
Outbuildings to renovate