

Character property in a dominant position – Exceptional panoramic views | 14km South Sarlat



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	181 m ²
Plot Size:	18000 m ²

IN BRIEF

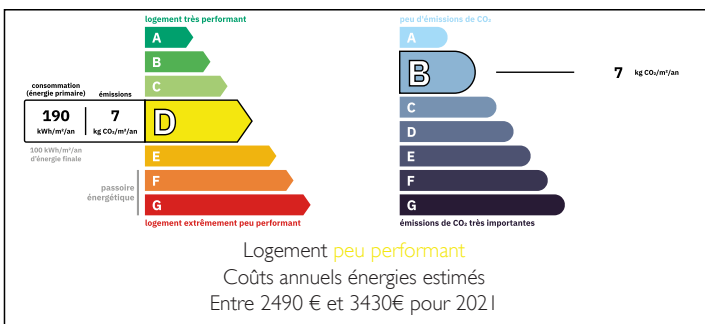
Set in the heart of a rare and unspoiled environment, this character property, perched on its rocky spur, enjoys spectacular panoramic views.

Offering approximately 180 m² of living space, the house retains all the authenticity of its regional architecture and stands out for its through-living spaces, natural light, and quality materials.

The ground floor features the reception areas as well as two single-level bedrooms. Facing due south, the covered terrace naturally extends the living spaces outdoors, inviting you to fully enjoy the panoramic views and this truly exceptional setting. The upper floor offers three additional rooms, presenting a wealth of potential for various layout options.

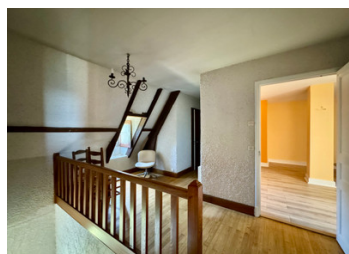
A number of improvements will bring the property up to current standards, while preserving its existing

ENERGY - DPE



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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.



DESCRIPTION

A rare setting. A striking outlook. A home that invites you to slow down.

Dominating its surroundings and enjoying exceptional panoramic views, this typical residence from the Périgord Noir offers a privileged lifestyle, combining architectural authenticity with a gentle way of living.

Set in the "Valley of a Thousand Castles", at the heart of a preserved landscape of wooded hills, characterful villages, and the peaceful horizons so emblematic of the Périgord Noir.

With approximately 180 m² (□ 1,938 sq ft) of living space, this through-flowing house has been designed to make the most of natural light and open views.

The ground floor, arranged around the main living areas, offers:

Reception room: 40 m² (□ 431 sq ft)

Kitchen: 15 m² (□ 161 sq ft)

Bedroom 1: 17 m² (□ 183 sq ft)

Bedroom 2: 11 m² (□ 118 sq ft)

Shower room: 5 m² (□ 54 sq ft)

Hallways: 13 m² (□ 140 sq ft)

All south-facing rooms benefit from direct access to the covered terrace, creating a natural flow between indoor and outdoor living.

Upstairs:

Room 1: 30 m² (□ 323 sq ft)

Room 2: 20 m² (□ 215 sq ft)

Room 3: 6 m² (□ 65 sq ft)

These spaces offer great flexibility: additional bedrooms, a principal suite, office, private lounge, or a complete reconfiguration depending on your lifestyle project.

NOTES