LEGGETT
IMMOBILIER INTERNATIONAL

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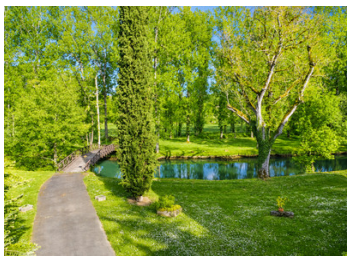
Ref: A45670TP24 Price: 590 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (560 000 EUR without fees)

Character Estate with Development Potential, Outbuildings and Riverside Parkland | 19km South Sarlat















INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	248 m2
Plot Size:	28370 m2

IN BRIEF

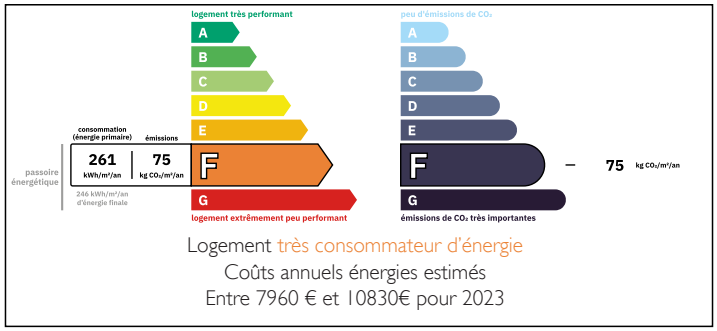
Rare in the Périgord Noir, set in the heart of a preserved natural environment, this remarkable real estate ensemble brings together an elegant period residence built in 1960, a substantial independent commercial building, and a 28,000 m² estate of parkland, meadows, and natural riverside surroundings.

The house immediately impresses with its architecture, façade, generous volumes, and panoramic terraces. Designed either as a single family home or as two separate living spaces, it also benefits from a vast full basement of approximately 350 m².

Set apart from the main residence, a second building represents a particularly rare asset, offering offices, workshops, garages, and storage areas.

The property offers remarkable versatility: a

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 7960 € et 10830€ pour 2023

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

In one of the most sought-after areas of the Périgord Noir, set in the heart of a remarkable and preserved natural environment, this rare property offers a particularly desirable concept: bringing together within a single estate a quality residence, an independent professional facility, and extensive leisure grounds.

The estate extends over more than 28,000 m² of parkland, meadows, and natural riverside surroundings. The layout of the property provides remarkable versatility, suitable for residential, professional, or tourism-related use.

The main house immediately appeals with its traditional Périgourdine architecture, light stone façades, harmonious volumes, and landscaped garden. Built over several levels, it has been designed to function either as a large family home or as two fully independent living units. Each level includes its own reception areas, kitchens, bedrooms, and bathrooms.
Constructed in the 1960s to particularly high building standards, the main residence offers generous volumes and an excellent layout.

It is built over a vast full basement of nearly 350 m² at garden level, providing extensive garage space, storage areas, workshops, a cellar, and technical rooms. This rare surface area is a major asset for a professional activity, a car collection, leisure use, or future development.

Garden level:
- Garage
- WC
- Technical room

Ground floor:
- Large terrace wrapping around three sides of the house
- Entrance hall
- Separate kitchen