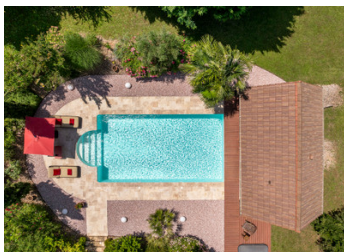
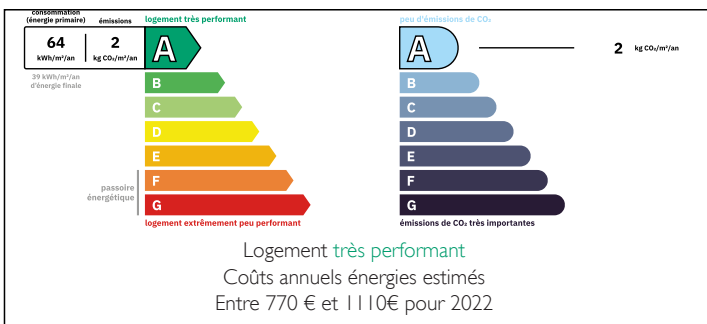


Outstanding Architect Designed Timber Framed property clad in durable wood with heated pool, 10 mins to Sarlat



## ENERGY - DPE



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Marquay             |
| Department: | Dordogne            |
| Bed:        | 3                   |
| Bath:       | 3                   |
| Floor:      | 145 m <sup>2</sup>  |
| Plot Size:  | 7013 m <sup>2</sup> |

## IN BRIEF

Exquisite architect-designed home, beautifully clad in durable larch wood, in the heart of the prestigious Dordogne Golden Triangle. Just 1.5km from the picturesque village of Marquay, 10 minutes from Sarlat-la-Canéda, 15 minutes from Les Eyzies and 20 minutes from Montignac-Lascaux.

This exceptional 146m<sup>2</sup> residence combines striking contemporary design with refined comfort, featuring a spacious open-plan living area with a stone fireplace and wood-burning stove, a designer open plan kitchen, and three elegant en-suite bedrooms, including one on the ground floor. Turkish stone and poplar parquet flooring throughout, reversible air conditioning and an excellent A energy rating ensure year-round comfort.

Set within 7,000m<sup>2</sup> of secluded landscaped gardens with Mediterranean plants and fruit trees, the property also boasts a superb 10x5m saltwater pool,

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.



## DESCRIPTION

This exceptional architect-designed three-bedroom timber-framed home, beautifully clad in durable larch wood, was created by a renowned Sarlat-la-Canéda architect and offers an outstanding blend of contemporary design, comfort and energy efficiency.

Set within 7,000m<sup>2</sup> of beautifully landscaped, fully enclosed gardens planted with both native and Mediterranean species, together with a variety of fruit trees, the property enjoys complete privacy with no overlooking neighbours.

The magnificent 10 x 5m heated saltwater swimming pool is surrounded by elegant travertine stone terraces and complemented by a superb pool house with shower, WC and storage, creating an idyllic setting for outdoor living and entertaining.

Ideally positioned just 10 minutes from Sarlat-la-Canéda, 15 minutes from Les Eyzies, 20 minutes from Montignac-Lascaux and 25 minutes from Saint-Cyprien, the property lies only 1.5km from the charming village of Marquay with its shops, restaurants and weekly markets. Situated in the heart of the prestigious Golden Triangle of the Dordogne, it provides easy access to the region's most celebrated villages, historic sites and outdoor activities.

Whether as an elegant permanent residence, a peaceful countryside retreat or a luxury holiday rental investment, this remarkable property offers an exceptional lifestyle in one of the Dordogne's most desirable locations.

The beautifully designed 146m<sup>2</sup> of living space comprises:

### Ground Floor

Spacious 47m<sup>2</sup> living room with impressive stone fireplace and wood-burning insert (2024)

High-quality Arthur Bonnet open-plan kitchen

## NOTES