

Beautiful Perigord Style house 3 mins walk from the historic centre of Sarlat la Canéda. 3 bedrooms, Pool.



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	105 m2
Plot Size:	1115 m2



IN BRIEF

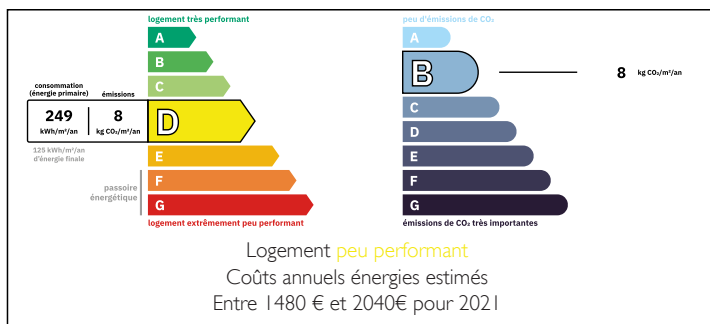
Beautiful Périgord-style house of 105m² of living space, recently renovated and presented in excellent condition, just a 3-minute walk from the historic centre of medieval Sarlat-la-Canéda.

This charming property offers three bedrooms, including one on the ground floor and two upstairs, one with additional office space extending into the attic, plus a bathroom on each floor.

The spacious open-plan living/dining area and newly fitted kitchen open directly through double glass doors onto a large, secluded terrace and superb 8x4m swimming pool.

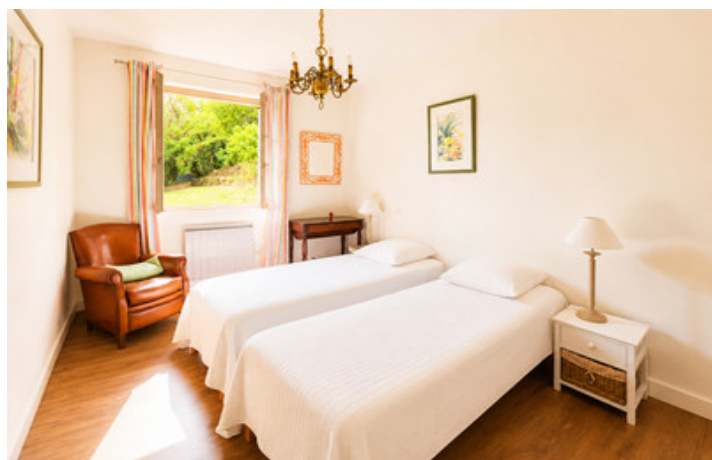
Set on a level, private plot of 1,115m², the property enjoys a peaceful setting with no overlooking neighbours, yet is exceptionally close to the centre. The generous tiled pool terrace offers wonderful views towards medieval Sarlat la Canéda and is

ENERGY - DPE



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

Location

This beautifully renovated 3 bedroom property of 105m2 enjoys an exceptional location just steps from the historic centre of medieval Sarlat-la-Canéda, one of the most sought-after destinations in the Dordogne and Périgord Noir. Its picturesque cobbled streets are home to renowned restaurants, cafés, bakeries, boutiques and colourful weekly markets.

Sarlat is a vibrant and lively town throughout the year, hosting numerous festivals, cultural events and traditional markets. Known as the jewel of the Dordogne, it lies at the heart of the famous Golden Triangle of the Dordogne Valley, an area celebrated for its exceptional landscapes, gastronomy, history and architecture.

Many of the Most Beautiful Villages of France are within a short drive, while magnificent châteaux line the banks of the Dordogne River. The river offers a wealth of outdoor activities including canoeing, kayaking, paddleboarding and swimming. The region is also internationally renowned for its prehistoric heritage, including the world-famous Lascaux caves, easily accessible from Sarlat.

The Property

Constructed in 1971, this attractive 3-bedroom house with swimming pool in Sarlat-la-Canéda has been completely renovated and beautifully maintained by the current owners.

Set in 1115m2 of immaculately maintained gardens and terraces.

The renovation includes renewed plumbing and electrics, renovated bathrooms and stylish redecoration throughout. A beautiful, fully fitted contemporary kitchen was installed in 2025, creating a bright and welcoming space ideal for both everyday living and entertaining.

LOCAL TAXES

Taxe foncière: 2814 EUR

NOTES