LEGGETT IMMOBILIER INTERNATIONAL

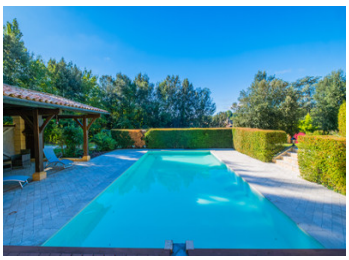
www.frenchestateagents.com

Ref: A48210KEF24 Price: 1 837 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (1 750 000 EUR without fees)

Exceptional Prestigious, 5 bedrooms Manor, Beautiful 10x5m pool, 5 minutes walk to Sarlat la Canéda centre







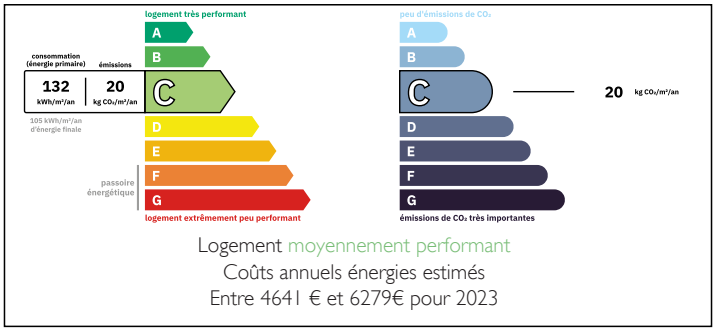








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 4641 € et 6279€ pour 2023

INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	442 m2
Plot Size:	5161 m2

IN BRIEF

An exceptional opportunity to acquire an elegant, fully renovated stone manor house just a 5 minute walk from the medieval heart of Sarlat-la-Canéda, in the prestigious Périgord Noir, Dordogne

Offering 442 m² of refined living space, this magnificent five-bedroom residence combines authentic architectural character with outstanding contemporary comfort. Meticulously restored using premium materials, it retains beautiful original features while benefiting from excellent insulation, double glazing and underfloor heating on all floors

At its heart is a spectacular 110 m² living and dining room with stone floors, soaring ceilings, a fireplace and a striking central wood-burning stove, complemented by a superb bespoke fitted kitchen

French doors open onto expansive stone terraces, landscaped south-west-facing gardens and a 10 × 5

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:	**7580 EUR**

NOTES

DESCRIPTION

Exceptional 19th-Century Maison de Maître – Luxury Estate in Sarlat-la-Canéda, Dordogne

This magnificent 19th-century stone Maison de Maître occupies a prestigious, south-west-facing position, just a five-minute walk from the historic centre of Sarlat-la-Canéda. Enjoying beautiful views over the medieval town and surrounding countryside, this exceptional residence combines architectural elegance, complete privacy and contemporary luxury in the heart of the sought-after Périgord Noir.

Originally constructed in 1870 from local limestone, the property underwent an extensive renovation completed in 2005, using the finest materials and craftsmanship throughout. A substantial extension, designed by respected local architect Bernard Cariteau, blends seamlessly with the original building, preserving its historic character while introducing generous, light-filled living spaces and modern comforts.

Offering 442 m² of habitable space, the property comprises five spacious bedrooms, three bathrooms and seven reception rooms, including a home cinema or gym, private office, a beautiful fully fitted kitchen, impressive wine cellar and beautifully converted pigeonnier.

The centrepiece of this outstanding home is its magnificent 110 m² living and dining room, featuring soaring cathedral ceilings, an impressive suspended central fireplace and an elegant mezzanine overlooking the reception area. Exposed golden-stone walls, handcrafted chestnut beams and staircases, and beautiful terracotta and limestone floors laid in distinctive geometric patterns reflect the exceptional quality of the renovation.

Expansive sliding glass doors open directly onto the terraces, landscaped gardens and heated swimming pool, creating a wonderful connection between