

Exceptional 5 Bedroom Luxury Townhouse with Private Garden, Garage & Lift, Centre of Historic Sarlat la Canéda



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	323 m2
Plot Size:	407 m2



IN BRIEF

Exceptional luxury townhouse in the heart of historic Sarlat-la-Canéda, Dordogne, offering 323 m² of elegant living space, five bedrooms, four bathrooms and a private garden

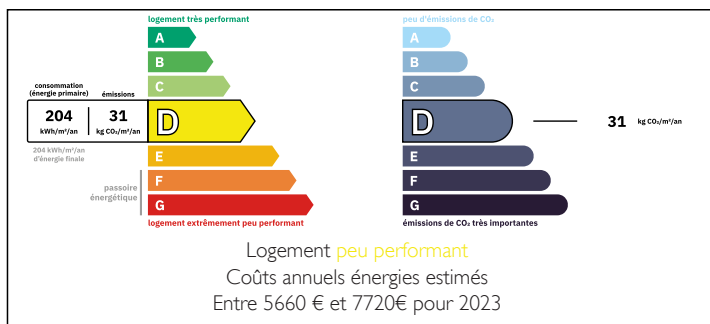
Dating from 1880, this rare character property combines a handsome stone façade, period architecture and high-quality modern comforts

Generous proportions, high ceilings and abundant natural light enhance its refined interiors, while several reception rooms provide superb spaces for entertaining family and friends

Arranged over three floors with an internal lift, the residence also features three kitchens, a dressing room and storage

Sold furnished and ready to move into, it benefits from a private garage and an exceptional

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

Exceptional Luxury Townhouse in Historic Sarlat-la-Canéda, Private Garden, Garage and Lift

This exceptional luxury townhouse offers 323 m² of elegant living space, with beautifully proportioned rooms, impressive high ceilings and abundant natural light throughout.

Dating from 1880, this magnificent period residence is arranged over three floors, all served by a private lift. Meticulously renovated to the highest standards using premium materials and exquisite finishes, it seamlessly combines historic charm with contemporary luxury.

Ideally situated just a five-minute walk from the vibrant medieval centre of Sarlat-la-Canéda, with its renowned restaurants, boutiques, cafés, schools and weekly markets. Despite its prime central location, the property enjoys remarkable peace and privacy, with a delightful enclosed garden, private garage, terraces and balconies providing beautiful spaces for alfresco dining and outdoor entertaining.

Offering exceptional versatility, the property can be enjoyed as one magnificent family residence or potentially as three independent apartments, ideal for multigenerational living, guest accommodation or a luxury rental investment.

The residence comprises five bedrooms, four bathrooms and several elegant reception rooms. The impressive ground floor features a magnificent 62 m² living/dining room with fireplace, opening directly onto the terrace and private garden. A spacious, beautifully appointed kitchen also enjoys direct garden access, alongside a generous ground-floor bedroom with terrace access, bathroom, separate WC, utility room and cloakroom.

Elegant travertine stone flooring, underfloor heating and high ceilings enhance the sense of space and refined luxury.

LOCAL TAXES

Taxe foncière: **5915 EUR**

NOTES