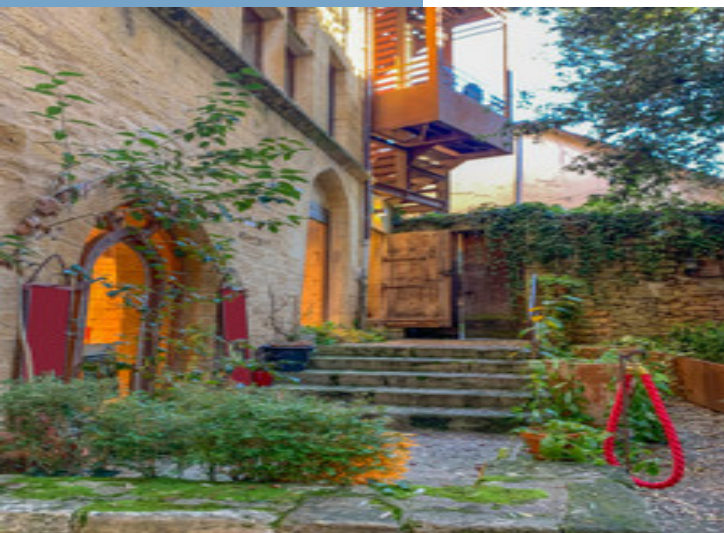
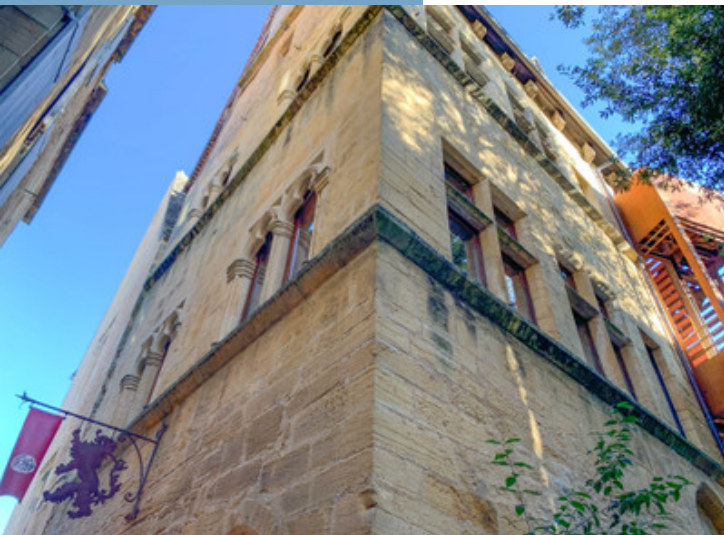




RARE & EXCLUSIVE - EXCEPTIONAL  
OPPORTUNITY - CHÂTEAU LIFE IN  
SARLAT-LA-CANÉDA | DORDOGNE

RARE & EXCLUSIVE -  
EXCEPTIONAL  
OPPORTUNITY -  
CHÂTEAU LIFE IN  
SARLAT-LA-CANÉDA |  
DORDOGNE...



PROPERTY FACT FILE	
REFERENCE	A34254TP24
PRICE	€ 670,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	0
BATHROOM	0
ACCOMMODATION	159 m <sup>2</sup>
LAND	0 m <sup>2</sup>
TOWN	Sarlat-la-Canéda
DEPARTMENT	
LOCATION	Town property
TYPE	
CONDITION	
FEATURES	Mains Drains, Electricity on site, Close to golf course
<small>*Price based on current exchange rate which is subject to change</small>	



- Ideal location : Historic center of Sarlat
- Rare gem : Magnificent 13th-century building
- High-quality renovation: Respect & Authenticity
- High yield rental income / Host family & friends
- Walk to shops, restaurants, tourist attractions

RARE & EXCLUSIVE -  
EXCEPTIONAL  
OPPORTUNITY -  
CHÂTEAU LIFE IN  
SARLAT-LA-CANÉDA |  
DORDOGNE...  
Ref : A34254TP24

Exclusive heritage mansion now available !

This remarkable medieval building dating from the 13th century, with its period architectural features, located in the heart of the town of Sarlat, is a true work of art. It's an exceptional opportunity to acquire

## DESCRIPTION

Unique on the market !

Would you like to invest in a remarkable building dating from the medieval era?

Exclusive heritage mansion now available dating from the 13th century. This exceptional property, located in the heart of the town of Sarlat-La-Caneda, is a true work of art.

The facade restoration and high quality interiors were designed and fabricated by local architects and artisans. While unique, the building integrates harmoniously into the historical setting. A rare find.

This building includes numerous architectural features from the period, in a sumptuous decor :

- Pointed arch openings
- Columns
- Trilobed twin bays
- Ogival niches
- Window seats
- Hearth fireplaces
- Exposed beams
- Corbels
- Medieval beam paintings

And many more to discover.

As an integral part of the town's heritage, this building has been beautifully enhanced by its current owners. Great care has been taken in the choice of materials and renovation methods.

While respecting the soul of the place, they have also significantly improved the energy performance and comfort of this iconic building.

Ideal for premium rental investment with high yield income, for hosting family & friends, or for your very own 'pied-à-terre'.

The property spans 4 levels:

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34254TP24>

COMPLETE FILE AND PHOTO ON REQUEST

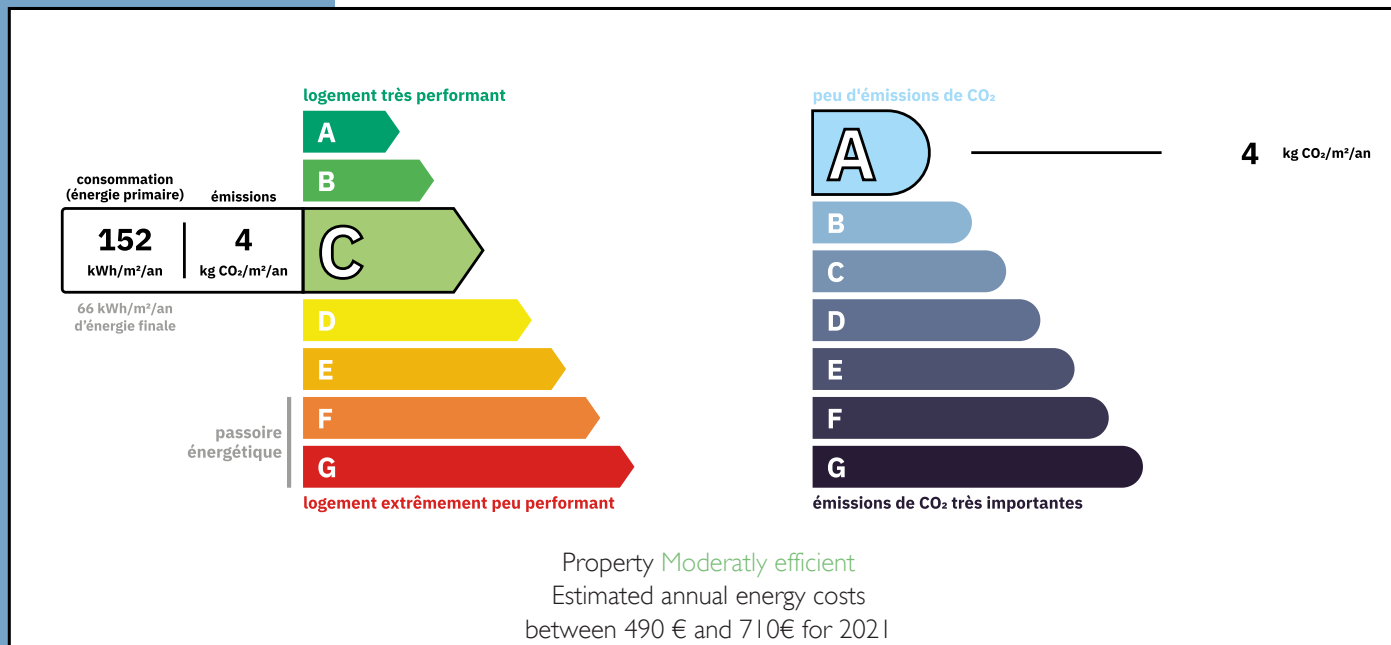


RARE & EXCLUSIVE -  
EXCEPTIONAL OPPORTUNITY  
- CHÂTEAU LIFE IN  
SARLAT-LA-CANÉDA |  
DORDOGNE...

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

Ref : A34254TP24

## ENERGIE-DPE



## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A34254TP24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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