



STUNNING STONE PROPERTY WITH  
BREATHTAKING VIEWS, 2 POOLS 2 GITES, PRIME  
LOCATION IN HILLS ABOVE SARLAT



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PROPERTY WITH  
BREATHTAKING VIEWS, 2  
POOLS 2 GITES, PRIME  
LOCATION IN HILLS  
ABOVE SARLAT...



PROPERTY FACT FILE	
REFERENCE	A37823KEF24
PRICE	€ 850,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	5
ACCOMMODATION	294 m <sup>2</sup>
LAND	8656 m <sup>2</sup>
TOWN	Sarlat-la-Canéda
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Spectacular views of Sarlat & Countryside
- Renovated throughout to very high standard
- Excellent business opportunity for holiday rentals
- Walking distance to Medieval Sarlat la Canéda
- Gorgeous gardens with 2 large Swimming pools

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Are you searching for an exceptional home?

This beautiful south facing property with panoramic views over the medieval town of Sarlat & surrounding countryside, offers privacy, and a rare combination of charm, comfort, and income potential  
Set on 8,656 m<sup>2</sup> of gorgeous landscaped gardens, the estate includes:

## DESCRIPTIF

We are proud to present this exceptional south facing stone property, nestled in the hills above the medieval town of Sarlat la Canéda, offering panoramic views, total tranquility without isolation, and a wealth of flexible living and rental opportunities in the heart of Perigord Noir.

Just a 25 minute walk from the medieval centre of Sarlat, with a local boulangerie and restaurant nearby.

This beautifully maintained estate is set in 8656m<sup>2</sup> of gorgeous landscaped gardens with established trees and shrubs that meander along the main pathway full of hidden tranquil spots to sit and enjoy the stunning views and surroundings.

The property offers a rare combination of charm, modern comfort and income potential.

Property highlights include;

- Total habitable space 294m<sup>2</sup>
- Land 8,656m<sup>2</sup> of landscaped gardens
- Three separate dwellings offering flexible accommodation and income potential
- Two swimming pools
- Quiet yet walkable to the amenities and the historic centre

Main house (166m<sup>2</sup>)

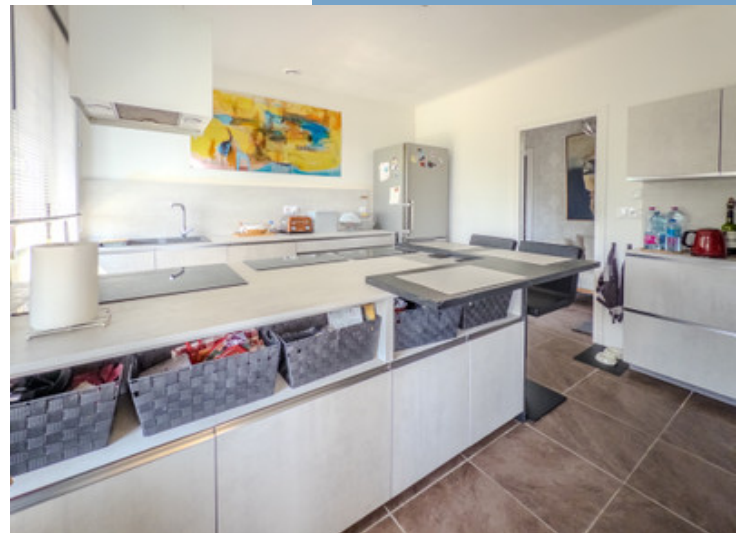
Built in 1961 and fully renovated, the main house is bright, spacious and thoughtfully designed with uninterrupted countryside views from most rooms.

- Salt water Swimming pool (10x3.5m) (installed in 2025) and sun deck surround.
- Generous living/dining room(42m<sup>2</sup>) with wood burning stove and direct access to a panoramic terrace
- Contemporary Mobalpa kitchen with integrated modern appliances (16m<sup>2</sup>)
- 5 large bedrooms. (3 ground floor, 2 first floor)
- 2 Bathrooms (one on each level)

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37823KEF24>

COMPLETE FILE AND PHOTO ON REQUEST



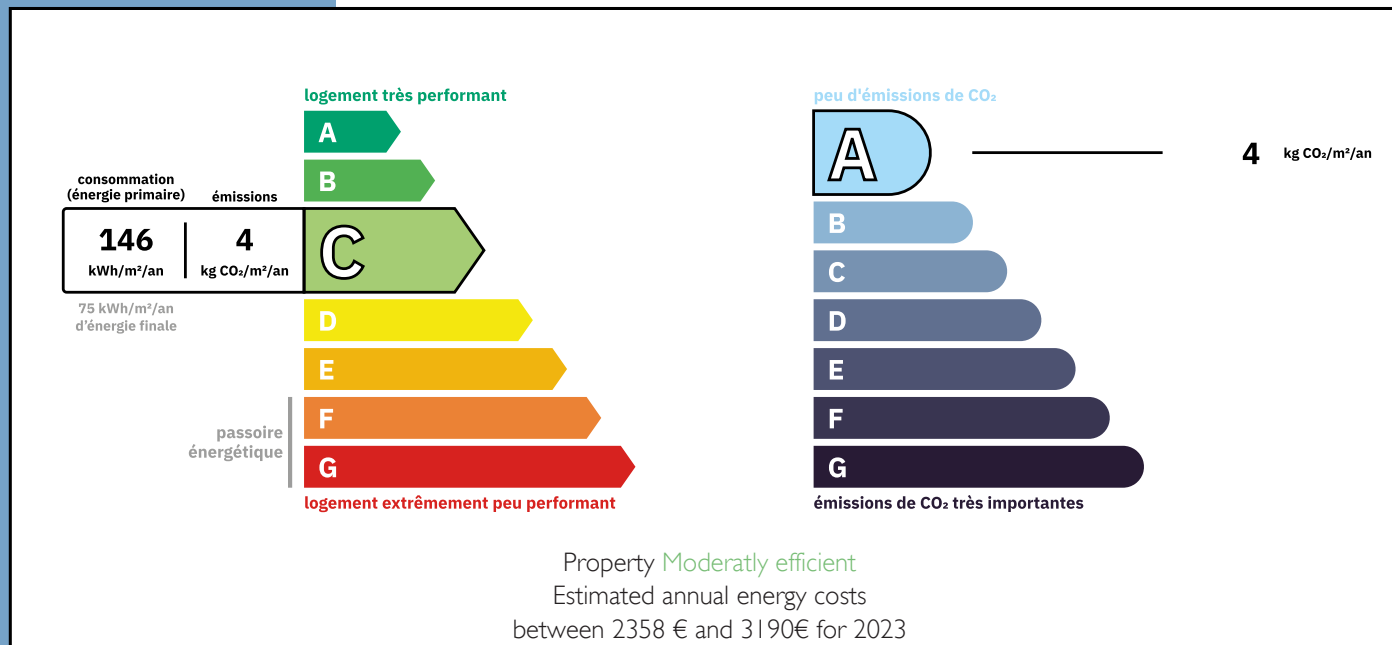


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## ENERGIE-DPE

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



## NOTICE

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

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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

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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