



MAGNIFICENT MANSION WITH BEAUTIFUL  
LANDSCAPED GARDEN IN AN EXCEPTIONAL  
LOCATION IN HISTORIC CENTRE OF SARLAT

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AN EXCEPTIONAL  
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CENTRE O...



PROPERTY FACT FILE	
REFERENCE	A43332KEF24
PRICE	€ 988,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (950 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	3
ACCOMMODATION	240 m <sup>2</sup>
LAND	791 m <sup>2</sup>
TOWN	Sarlat-la-Canéda
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Mains Drains, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- A haven of peace in the centre of medieval Sarlat
- Elegant architecture and high quality finishes
- Beautiful, well maintained landscaped gardens
- Spectacular views of the historic centre of Sarlat
- 4 spacious bedrooms and 3 large bathrooms

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Elegant stone mansion with 240m<sup>2</sup> of living space, ideally located in the heart of the historic centre of Sarlat-la-Canéda. This exceptional property combines timeless character with modern comfort, offering generous volumes, high ceilings & beautifully proportioned rooms throughout.

## DESCRIPTION

This exceptional property offering 240 m<sup>2</sup> of living space presents a rare opportunity to acquire one of the most beautiful and prestigious homes in Sarlat-la-Canéda.

The location is outstanding, just a few steps from the very heart of this magnificent and historic town. With its timeless charm, refined elegance and carefully maintained landscaped gardens, the property offers a true haven of peace in the centre of town.

As soon as you enter, the warm and welcoming atmosphere of the home is immediately apparent.

On the ground floor,;

A large and bright entrance hall welcomes you and could also serve as a study or library. This level also includes a laundry room, boiler room, cellar and two private garages.

A beautiful solid wood staircase leads to the first floor which offers:

First floor – garden level:

A separate fully fitted kitchen with direct access to the garden and a small terrace

A bright double living room with fireplace offering lovely views over the medieval town and access to a large Italian-style terrace and the private landscaped gardens beyond

A study which could also serve as a bedroom or dining room, also opening onto the terrace

A generous master bedroom with en-suite bathroom

A separate shower room with WC

The elegant staircase continues to the second floor which offers:

A large space beneath beautiful exposed beams offering multiple possibilities as a large bedroom, games room, artist's studio or TV room

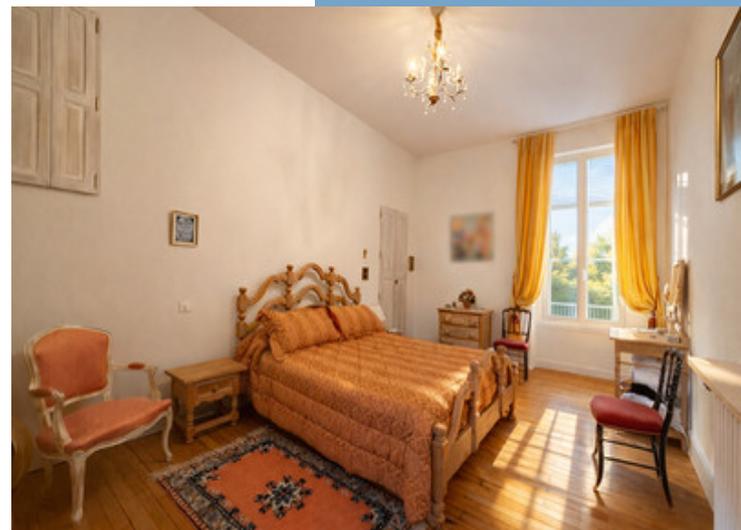
A spacious bathroom with shower and WC

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43332KEF24>

COMPLETE FILE AND PHOTO ON REQUEST

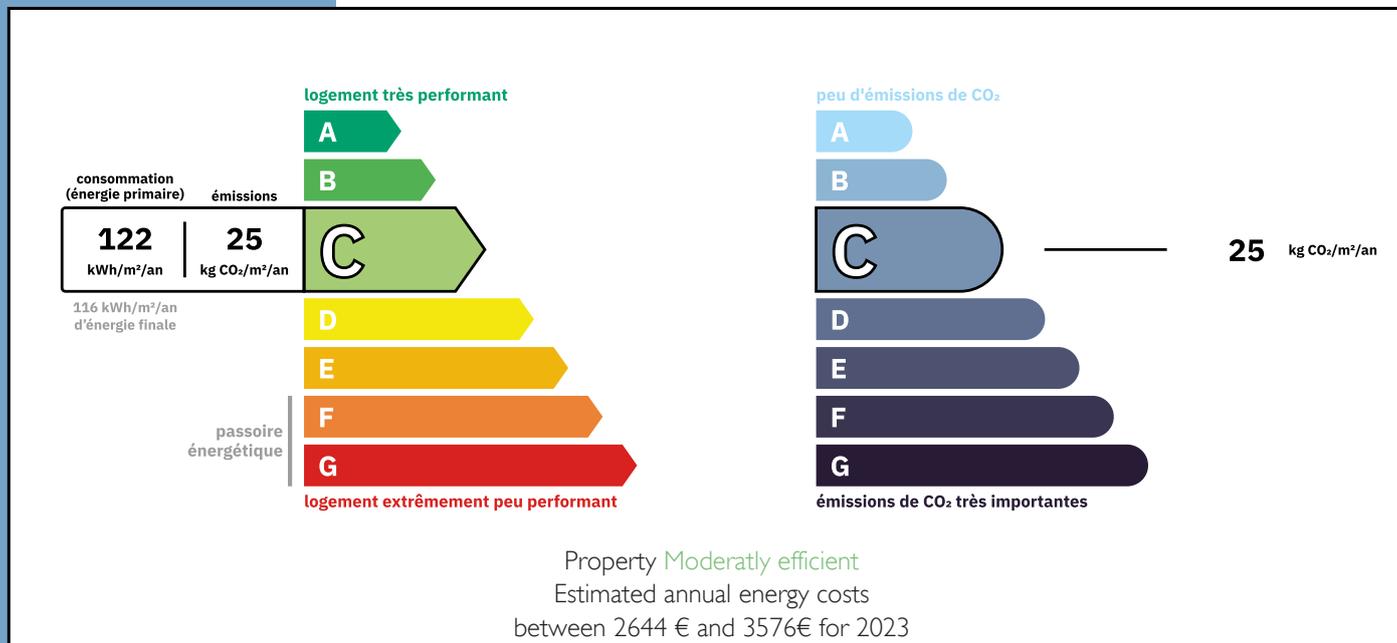


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## 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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