LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



EXCEPTIONAL PRESTIGIOUS MANOR HOUSE WITH GUEST ACCOMMODATION IN THE HEART OF HISTORIC SARLAT LA CANEDA.

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PROPERTY FACT FILE

REFERENCE	A44164KEF24
PRICE	€ 1,895,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (1 804 762 EUR hors honoraires)
BEDROOM	6
BATHROOM	6
ACCOMMODATION	372 m²
LAND	1866 m²
TOWN	Sarlat-la-Canéda
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Mains drainage, Garage, Private parking

*Price based on current exchange rate which is subject to change



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- Outstanding location in heart of historic Sarlat
- Exceptional high standard of renovation throughout
- 6 spacious bedrooms all ensuite plus an apartment
- Excellent business opportunity from successful B&B
- Fantastic views over the historic Centre of Sarlat

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An exceptional landmark residence in the heart of historic Sarlat la Canéda, overlooking the elegant Jardin du Plantier

Built in 1925 for the town's mayor, this distinguished property combines heritage & grandeur with refined impeccable high-quality

DESCRIPTION

A rare and distinguished residence, this exquisite 1925 manor, originally commissioned for the Mayor of Sarlat, embodies timeless elegance, discretion, and refined French living at its finest.

Completely reimagined to an uncompromising standard, the property now offers a seamless blend of architectural heritage and contemporary luxury. Every detail has been curated with precision, resulting in a home of remarkable character, comfort, and sophistication.



Set within 1866m2 of beautifully landscaped private gardens and overlooking the serene Jardin du Plantier, the estate enjoys an enviable combination of absolute tranquillity, yet just moments from the vibrant medieval centre.

A Lifestyle Property Without Compromise.
Whether envisioned as an elegant private residence, a refined family retreat, or an exclusive boutique hospitality venture, this property offers exceptional versatility with complete discretion and turnkey readiness.

The property offers approximately 372 m² of living space, and comprises:
A magnificent manor house (307m2) with four beautifully appointed bedroom suites, including one on the ground floor,
A private top-floor apartment with its own terrace overlooking the gardens.
An independent coach house (65m2), offering additional guest accommodation and a three-car garage



Each space has been designed to offer privacy, comfort, and understated luxury, ideal for hosting family, friends, or distinguished guests.

Refined Interiors & Bespoke Finishes
From the m...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44164KEF24

COMPLETE FILE AND PHOTO ON REQUEST

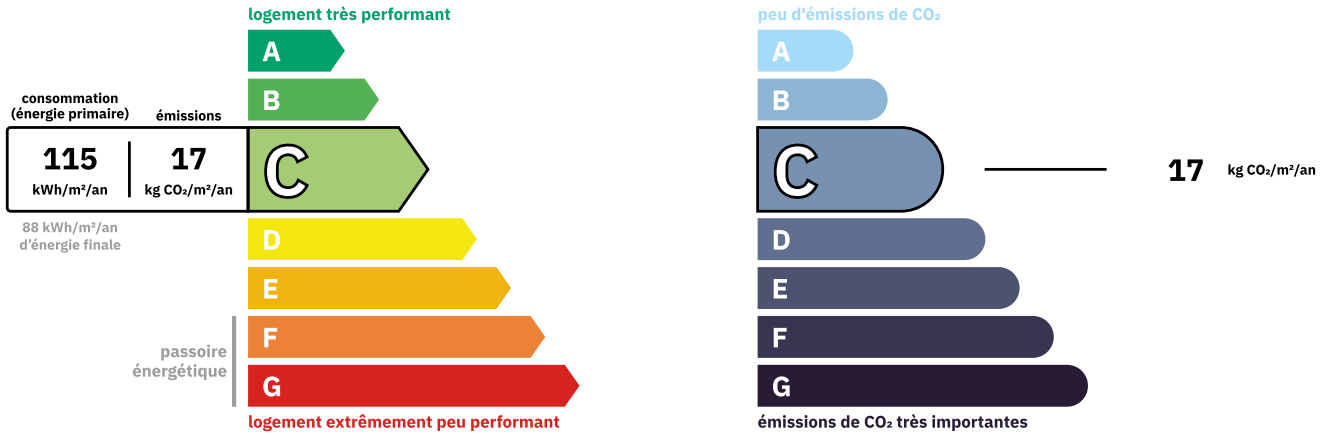
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 2634 € and 3564€ for 2021

NOTICE

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

1: 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 :A44164KEF24

FILE COMPLETE AND PHOTOS ON REQUEST

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