



ELEGANT, SPACIOUS 5 BEDROOM HOME IN AN
ELEVATED POSITION. 5 MINUTES WALK TO THE
HISTORIC CENTRE OF SARLAT

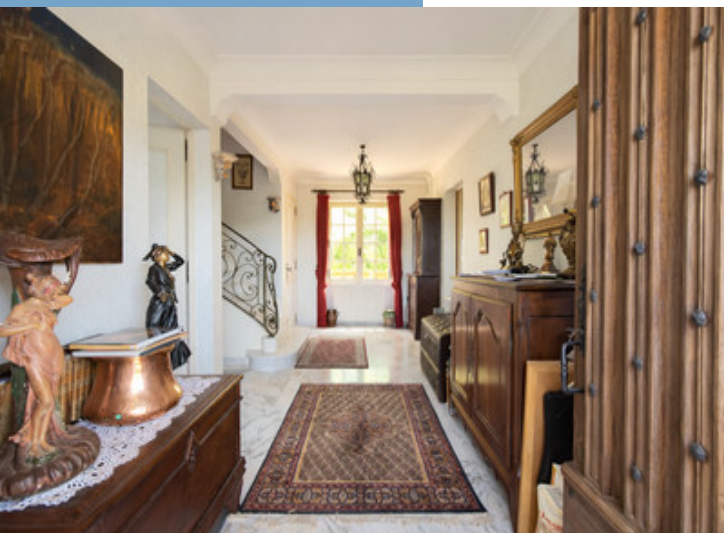
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PROPERTY FACT FILE

| | |
|---------------|---|
| REFERENCE | A44517KEF24 |
| PRICE | € 675,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (642 858 EUR hors honoraires) |
| BEDROOM | 5 |
| BATHROOM | 5 |
| ACCOMMODATION | 260 m ² |
| LAND | 1858 m ² |
| TOWN | Sarlat-la-Canéda |
| DEPARTMENT | |
| LOCATION | Town property |
| TYPE | Maison de Vacances, House, Country House |
| CONDITION | Good condition |
| FEATURES | Mains Drains, Private parking, Barns - outbuildings |

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



- Fantastic location, 5 mins walk to Sarlat centre
- Extremely Spacious and luminous 5 bedroom home
- High quality materials used throughout
- Panoramic views over Sarlat from large terrace
- Spacious well insulated attic ready for conversion

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Elegant 5-bedroom stone residence in an elevated setting with sweeping panoramic views, just a 5-minute walk from the historic centre of Sarlat-la-Canéda in the heart of the Périgord Noir.

Offering 260 m² of refined living space on 1,858 m² of landscaped

DESCRIPTION

This elegant stone residence offers five spacious bedrooms, including a self-contained ground-floor apartment with independent garden access. Built with high-quality materials and substantial stone walls, the craftsmanship is exceptional.

Set within 1,858 m² of beautifully landscaped gardens with mature trees and shrubs, the property enjoys an elevated, south-facing position with panoramic views over the medieval town of Sarlat-la-Canéda and surrounding countryside. Despite its tranquil setting, it is just a 5-minute walk from the town centre, with shops, restaurants and schools close at hand.

The nearby station offers direct rail links to Bergerac and Bordeaux, both with international airports. The property benefits from good energy efficiency (D rating), with high-grade insulation, reversible air conditioning via heat pump, and a gas central heating backup. Wooden shutters on all windows enhance comfort year-round.

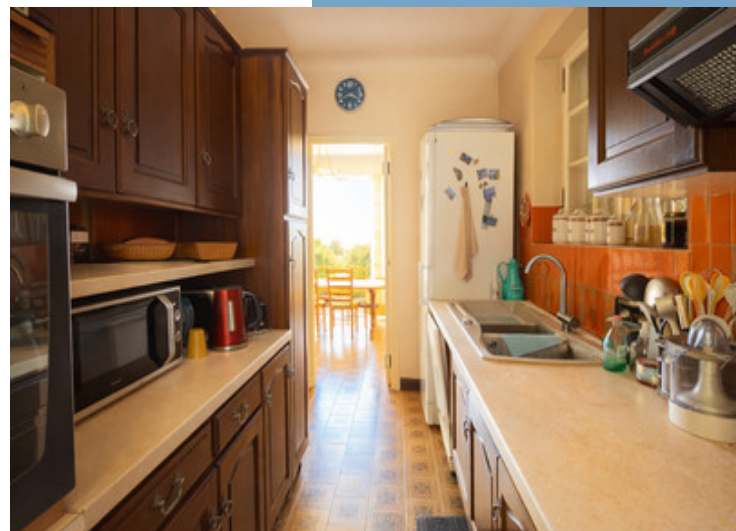
The ground floor features a grand entrance hall with solid oak door, marble flooring and a striking wrought-iron staircase. It includes two bedrooms, a family bathroom, WC, laundry room with garden access, storage room, and the independent apartment.

Upstairs, the light-filled living spaces open via large glass doors onto a full-width south-facing terrace with a 15m awning. The 40 m² living room boasts parquet flooring and a ceramic wood-burning stove. Two further bedrooms include one en suite, plus a separate bathroom. The fully fitted kitchen connects to...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44517KEF24>

COMPLETE FILE AND PHOTO ON REQUEST



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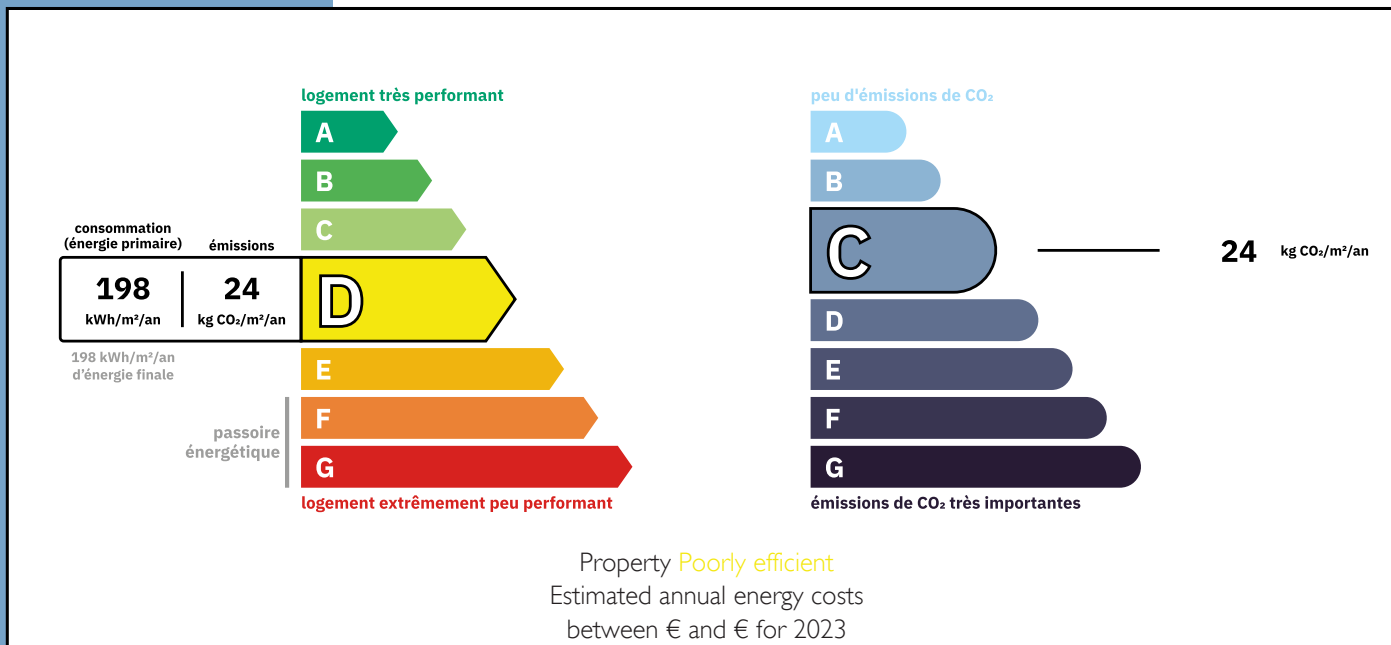
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

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