



## RARE OPPORTUNITY: PRESTIGIOUS AND BRIGHT TURNKEY PROPERTY IN THE HEART OF SARLAT - GARDEN AND GARAGE

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PRESTIGIOUS AND BRIGHT  
TURNKEY PROPERTY IN  
THE HEART OF SARLAT -  
GARDEN AND GARAGE...



PROPERTY FACT FILE	
REFERENCE	A33982TP24
PRICE	€ 1,248,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (1 200 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	4
ACCOMMODATION	308 m <sup>2</sup>
LAND	407 m <sup>2</sup>
TOWN	Sarlat-la-Canéda
DEPARTMENT	
LOCATION	Town property
TYPE	
CONDITION	
FEATURES	Mains Drains, Garage, Private parking
*Price based on current exchange rate which is subject to change	





- Ideal location: In the heart of Sarlat-La-Caneda
- Bright & Generous volumes - High ceilings
- City property with garden
- Garage
- Walking distance to Restaurants, Shops and Schools

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Are you looking for an exceptional property in the center of Sarlat?

This rare and unique property, with 300 m<sup>2</sup> of living space, combines historical charm with modern comfort.

## DESCRIPTION

Are you looking for an exceptional property in the center of Sarlat?

This rare and unique property, with 300 m<sup>2</sup> of living space, combines historical charm with modern comfort.

With its stone façade, elegant architecture, high-end amenities, and intimate garden, this luxury residence has both a contemporary layout and unique character.

The generous volumes, high ceilings, and abundant natural light create a warm atmosphere.

The multiple reception areas, provide an ideal setting to comfortably host family and friends.

Spread over three levels and equipped with an interior elevator, this property includes:

Garden Level:

Reception area: 54 m<sup>2</sup>

Kitchen: 14 m<sup>2</sup>

Bedroom #1: 18 m<sup>2</sup>

Bathroom: 6 m<sup>2</sup>

First Floor:

Reception area: 39 m<sup>2</sup>

Bar: 9 m<sup>2</sup>

Bedroom #2: 24 m<sup>2</sup>

Walk-in closet: 13 m<sup>2</sup>

Bathroom: 7 m<sup>2</sup>

Shower room: 5 m<sup>2</sup>

Second Floor:

Kitchen: 11 m<sup>2</sup>

Bedroom #3: 16 m<sup>2</sup>

Bedroom #4: 10 m<sup>2</sup>

Bedroom #5: 9 m<sup>2</sup>

Shower room: 5 m<sup>2</sup>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33982TP24>

COMPLETE FILE AND PHOTO ON REQUEST

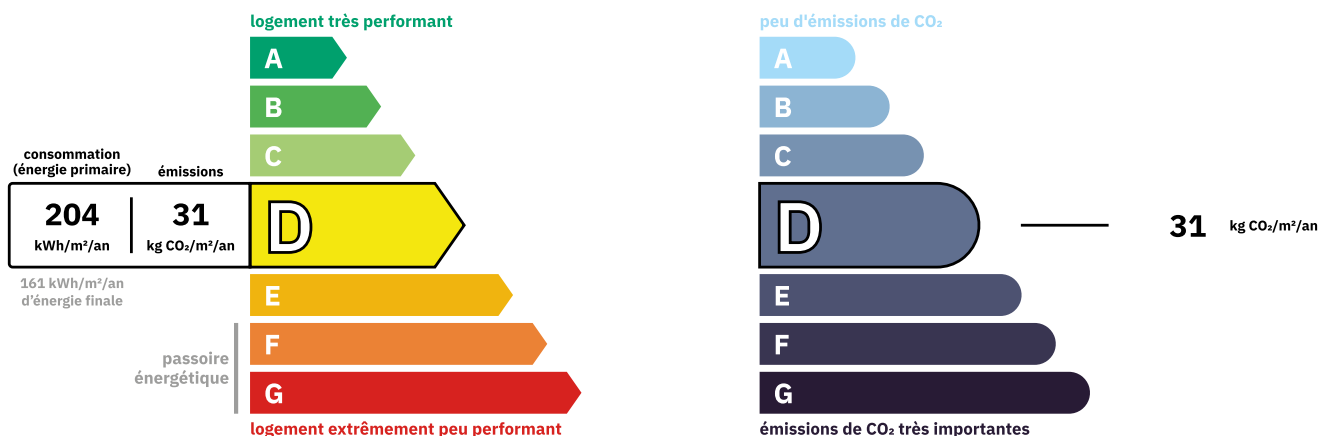


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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between € and € for

## NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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 : A33982TP24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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