LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



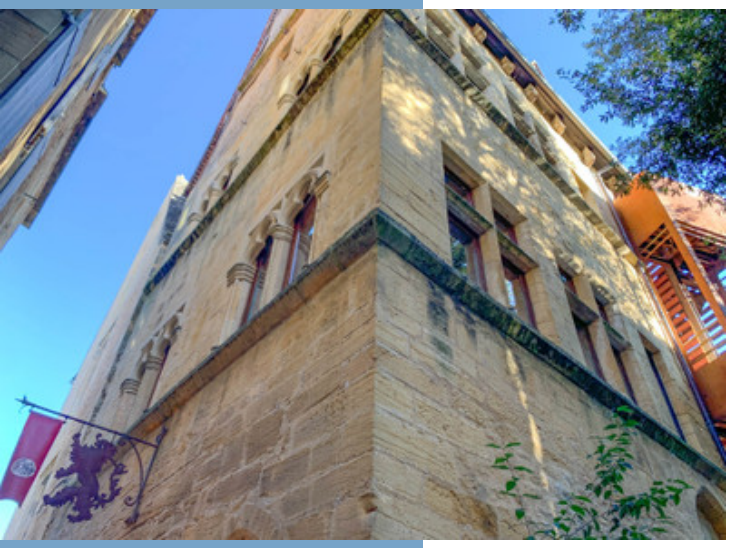
RARE & EXCLUSIVE - EXCEPTIONAL OPPORTUNITY - CHÂTEAU LIFE IN SARLAT-LA-CANÉDA | DORDOGNE

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A34254TP24
PRICE	€ 670,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (632 076 EUR hors honoraires)
BEDROOM	4
BATHROOM	0
ACCOMMODATION	159 m²
LAND	0 m²
TOWN	Sarlat-la-Canéda
DEPARTMENT	
LOCATION	Town property
TYPE	
CONDITION	
FEATURES	Mains drainage, Electricity on site, Close to golf course

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

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- Ideal location : Historic center of Sarlat
- Rare gem : Magnificent 13th-century building
- High-quality renovation: Respect & Authenticity
- High yield rental income / Host family & friends
- Walk to shops, restaurants, tourist attractions

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Exclusive heritage mansion now available !

This remarkable medieval building dating from the 13th century, with its period architectural features, located in the heart of the town of Sarlat, is a true work of art. It's an exceptional opportunity to acquire



DESCRIPTION

Unique on the market !

Would you like to invest in a remarkable building dating from the medieval era?

Exclusive heritage mansion now available dating from the 13th century. This exceptional property, located in the heart of the town of Sarlat-La-Caneda, is a true work of art.



The facade restoration and high quality interiors were designed and fabricated by local architects and artisans. While unique, the building integrates harmoniously into the historical setting. A rare find.

This building includes numerous architectural features from the period, in a sumptuous decor :

- Pointed arch openings
- Columns
- Trilobed twin bays
- Ogival niches
- Window seats
- Hearth fireplaces
- Exposed beams
- Corbels
- Medieval beam paintings

And many more to discover.



As an integral part of the town's heritage, this building has been beautifully enhanced by its current owners. Great care has been taken in the choice of materials and renovation methods.
While respecting the soul of the place, they have also significantly improved the energy performance and comfort of this iconic building.

Ideal for premium rental investment with high yield income, for hosting family & friends, or for your very own 'pied-à-terre'.

The property spans 4 levels:

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A34254TP24

COMPLETE FILE AND PHOTO ON REQUEST

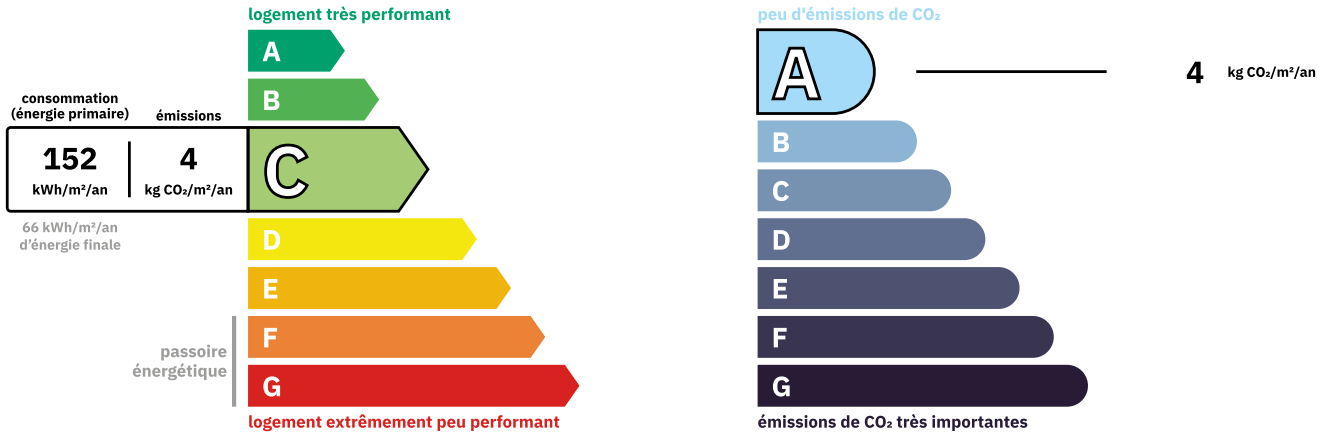
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 490 € and 710€ 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 :A34254TP24
FILE COMPLETE AND PHOTOS ON REQUEST

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