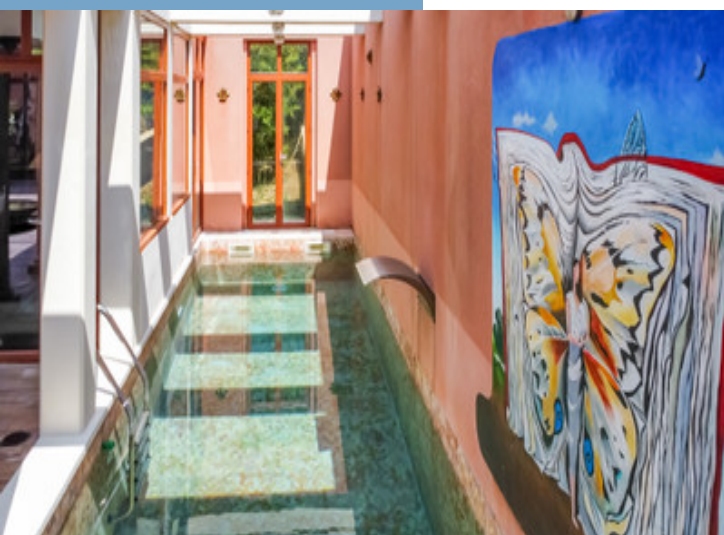




EXCEPTIONAL PROPERTY IN THE HEART OF  
PÉRIGORD NOIR | ELEGANT, CONTEMPORARY &  
EXCLUSIVE  
SARLAT-LA-CANÉDA

EXCEPTIONAL PROPERTY  
IN THE HEART OF  
PÉRIGORD NOIR |  
ELEGANT,  
CONTEMPORARY &  
EXCLUSIVE  
SARLAT-LA-CA...



PROPERTY FACT FILE	
REFERENCE	A37632TP24
PRICE	€ 1,750,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	3
BATHROOM	0
ACCOMMODATION	0 m²
LAND	2700 m²
TOWN	Sarlat-la-Canéda
DEPARTMENT	
LOCATION	Close to golf course
TYPE	
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Other Drainage
<small>*Price based on current exchange rate which is subject to change</small>	





- Architectural Gem | Sophisticated Design
- Premium Amenities | Built to the Latest Standards
- In Perfect Condition | Maintained with care
- Harmonious & Zen-Inspired garden | Natural Spring
- Sought-After Location | View & Convenient location

EXCEPTIONAL PROPERTY  
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ELEGANT,  
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EXCLUSIVE  
SARLAT-LA-CANÉDA  
Ref: A37632TP24

Nestled in a lush green setting, this rare and exceptional property sits in Sarlat-la-Canéda, the jewel of Périgord Noir.

This contemporary villa of approximately 490 m² strikes the perfect balance between modern aesthetics and absolute comfort. Designed

## DESCRIPTIF

### EXCLUSIVE LISTING

Nestled in a lush green setting in one of the most beautiful regions of France, this rare and remarkable property welcomes you to Sarlat-la-Canéda, the crown jewel of the Périgord Noir region.

An elegant residence:

A refined architectural statement, showcasing premium materials and sophisticated interior design.

A contemporary home:

Defined by clean lines, modern comfort and understated luxury.

An exclusive opportunity:

A one-of-a-kind property, rarely seen on the market.

Designed in 2012 by a renowned architect, this contemporary villa offers a total surface of 490 m², including 370 m² of living space. It strikes the perfect balance between modern aesthetics and absolute comfort. With generous volumes, soaring ceilings, and expansive openings, the property offers seamless indoor-outdoor living and full immersion in the surrounding landscape.

At the heart of the home lies a central terrace, linking all main living areas, an open-sky patio where architecture and nature meet in quiet harmony.

Large sliding glass doors flood the interiors with natural light. Wood flooring extends the villa's clean lines, while subtle integrated greenery brings a sense of calm and organic elegance between indoor and outdoor spaces.

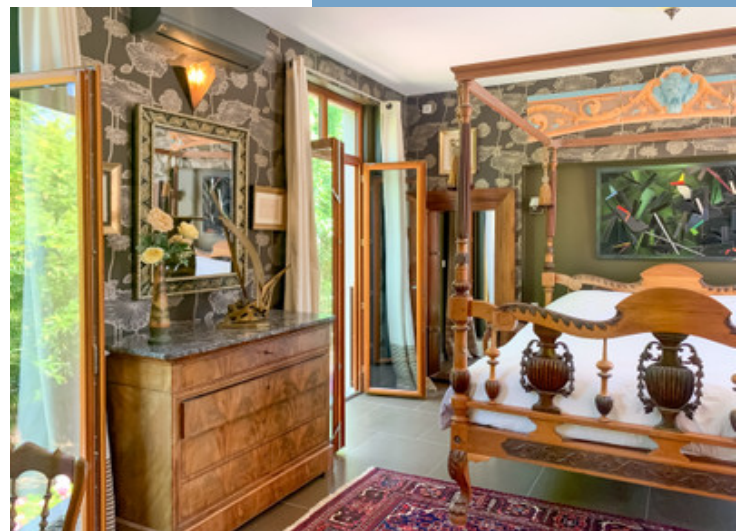
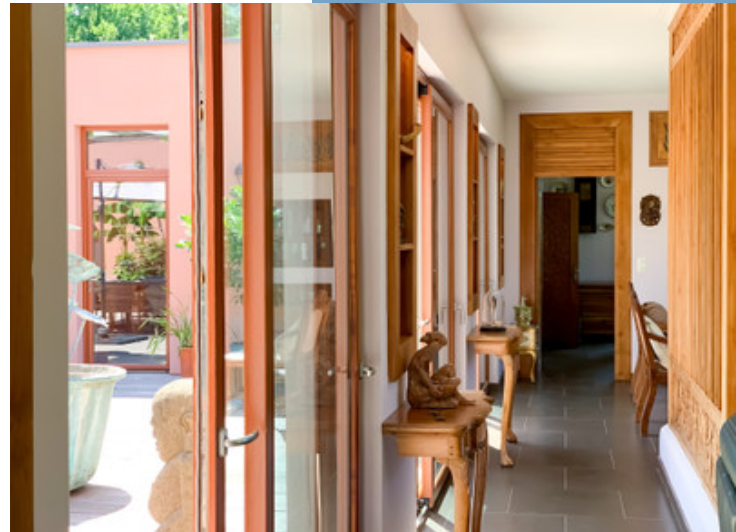
Every room tells a story, one that inspires travel and repos. The entire property has been fully furnished and decorated with refined attention to detail, including bespoke doors and book shelves hand-crafted by skilled artisans.

Main Le

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37632TP24>

COMPLETE FILE AND PHOTO ON REQUEST



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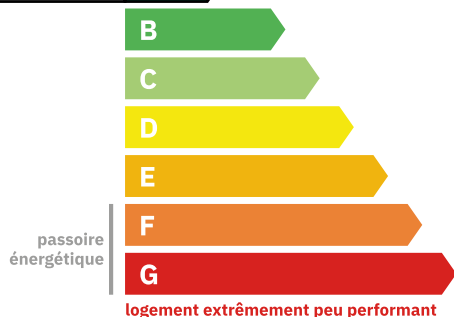
## ENERGIE-DPE

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

consommation (énergie primaire) émissions logement très performant

**103** | **3**  
kWh/m²/an | kg CO₂/m²/an

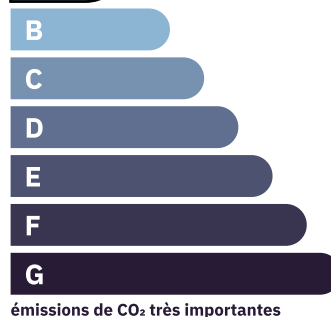
44 kWh/m²/an  
d'énergie finale



peu d'émissions de CO₂

**A**

**3** kg CO₂/m²/an



Property **Efficient**

Estimated annual energy costs  
between 2200 € and 3040€ for 2023

## NOTICE

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

I: 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 : A37632TP24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)