



CONTEMPORARY ARCHITECT-DESIGNED HOME
WITH GEOTHERMAL HEATING – ELEGANCE,
COMFORT & BUSINESS POTENTIAL | SARLAT

CONTEMPORARY
ARCHITECT-DESIGNED
HOME WITH
GEOTHERMAL HEATING –
ELEGANCE, COMFORT &
BUSINESS POTENT...



PROPERTY FACT FILE

REFERENCE	A45101TP24
PRICE	€ 495,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (475 961 EUR hors honoraires)
BEDROOM	4
BATHROOM	2
ACCOMMODATION	170 m ²
LAND	2553 m ²
TOWN	Sarlat-la-Canéda
DEPARTMENT	
LOCATION	
TYPE	
CONDITION	
FEATURES	

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



- High-End Contemporary Architect-Designed Home
- Energy Efficiency with Geothermal Heating
- True Single-Level Living with Ground-Floor Bedroom
- High Professional or Tourism Potential
- Prime Location in the Heart of the Périgord Noir

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In the heart of the Périgord Noir, in the sought-after area of Sarlat, this elegant 170 sqm architect-designed home combines contemporary comfort, energy efficiency, and an exceptional lifestyle.

Set on a beautiful 2,500 sqm landscaped plot, the property enjoys a

DESCRIPTION

Just minutes from the historic center of Sarlat, in a peaceful and preserved wooded setting, this remarkable 170 sqm architect-designed home immediately stands out for the quality of its design, its modern comfort, and its seamless integration into the surrounding natural environment.

Built on a beautiful 2,500 sqm plot, this recent and impeccably maintained property offers a rare lifestyle combining privacy, natural light, generous volumes, and open views over the Sarlat countryside.

Designed to suit both a comfortable primary residence and a more versatile lifestyle project, the property benefits from true single-level living with ground-floor bedrooms, an increasingly sought-after feature for long-term comfort and convenience.

The interior layout, combined with several rooms benefiting from independent exterior access, also makes the property perfectly suited for:

a professional practice,
an independent office or consulting space,
an artist's studio,
a high-end remote working environment,
or a charming hospitality or tourism project.

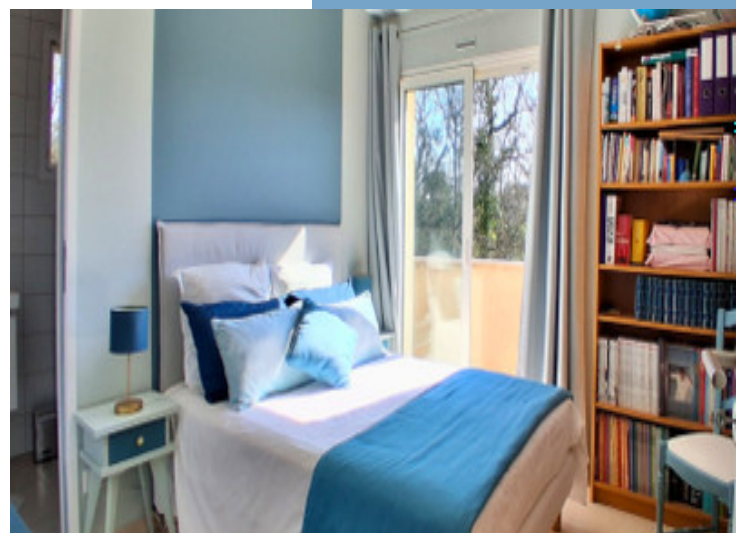
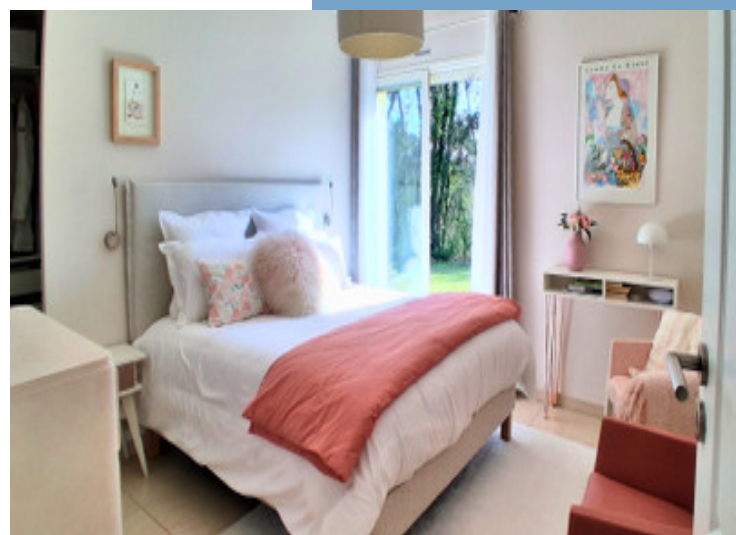
A genuine asset in one of France's most desirable regions, highly appreciated by both French and international buyers.

Thanks to its geothermal underfloor heating system on both levels, the home provides constant, silent, and highly efficient thermal comfort throughout the year. This sustainable technology ensures excellent energy performance (Energy Rating B), controlled running costs, and very low day-to-day maintenance — a discr...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A45101TP24>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

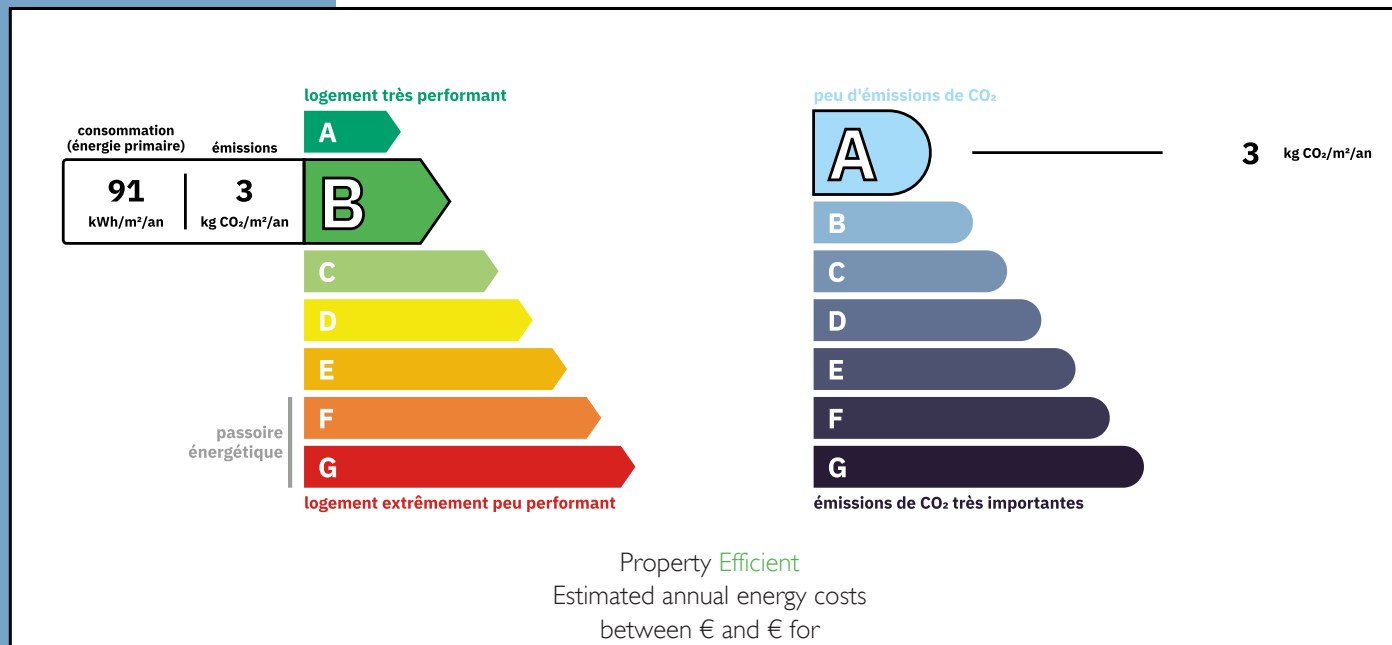
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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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/>



NOTICE

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

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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 : A45101TP24
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AND PHOTOS
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LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: 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