LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

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

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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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 m²
LAND	2553 m²
TOWN	Sarlat-la-Canéda
DEPARTMENT	
LOCATION	
TYPE	
CONDITION	
FEATURES	

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

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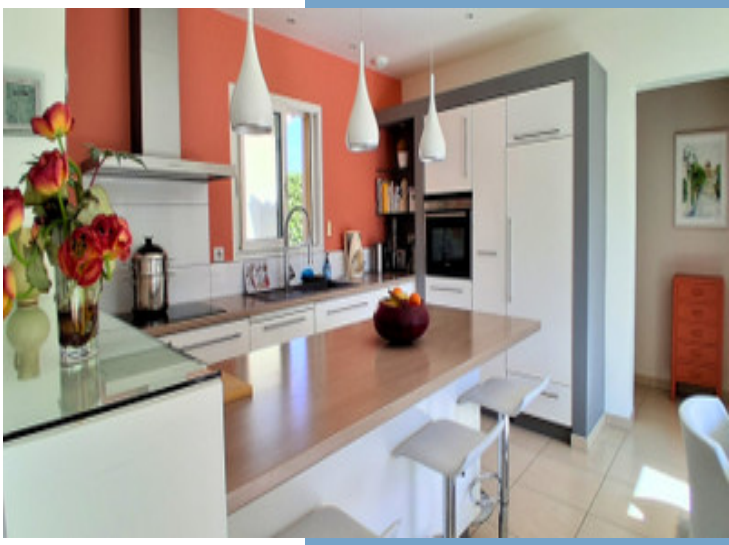
In the heart of the Périgord Noir, in the sought-after area of Sarlat, this elegant 170 sqm architect-designed home combines contemporary comfort, energy efficiency, and an exceptional lifestyle.

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.

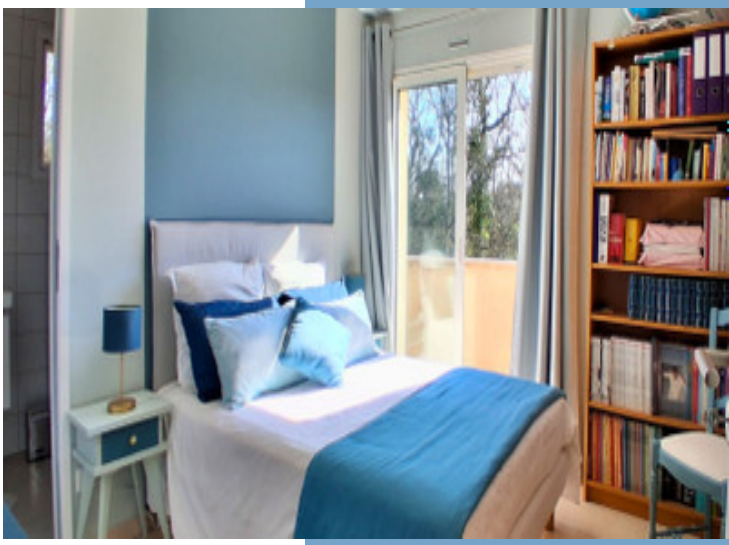
Designed to suit both a comfortable primary residence and a more versatile lifestyle project, the property benefits from true single-level living with ground-floor bedrooms, an increasingly sought-after feature for long-term comfort and convenience.

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

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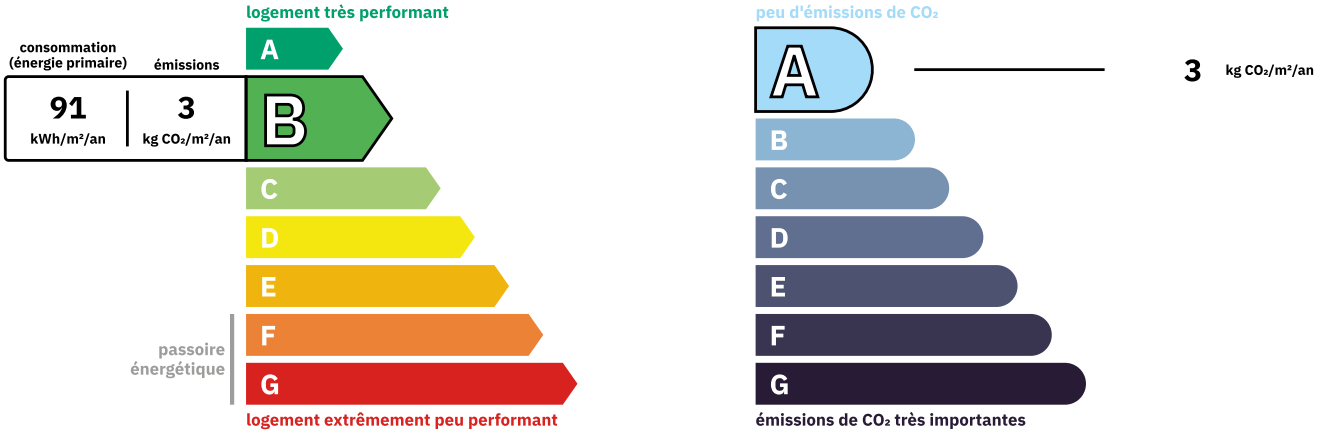
ENERGIE-DPE

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



Property Efficient
Estimated annual energy costs
between € and € for

NOTICE

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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.

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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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