LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



BEAUTIFUL 18TH CENTURY MANOR CONVERTED INTO 3 SPACIOUS APARTMENTS PLUS RENOVATED BARN, 2 MINS TO SARLAT CENTRE

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PROPERTY FACT FILE

REFERENCE	A45682KEF24
PRICE	€ 795,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (757 142 EUR hors honoraires)
BEDROOM	6
BATHROOM	6
ACCOMMODATION	345 m²
LAND	2919 m²
TOWN	Sarlat-la-Canéda
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Mains drainage, Private drainage, Garage

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





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- Excellent income potential & business opportunity
- Prime location in Sarlat 2 mins walk to centre
- Elevated position with fantastic panoramic views
- 3 apartments with lift to all floors plus barn
- Outbuildings, garages and workshop

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Ideally located just a 5-minute walk from the heart of Sarlat-la-Canéda, this magnificent 18th-century manor house combines historic charm, modern comfort and exceptional investment potential. Recently renovated, the property offers 281m² of living space as three spacious apartments, all served by a lift. An additional partly renovated attic







DESCRIPTION

Exceptional Renovated Manor House with Independent Apartments, Barn Conversion and Panoramic Views over Sarlat-la-Canéda

This beautiful 18th-century manor house has been meticulously renovated and thoughtfully converted into three fully independent apartments, each with its own private entrance. A lift provides convenient access between the upper floors, enhancing both comfort and accessibility. With new plumbing, electrics, insulation and heating throughout.

The adjoining barn has also been renovated to create additional living accommodation, featuring a spacious studio apartment with kitchenette and bathroom facilities.

Ideally positioned in a highly sought-after elevated setting, the property enjoys superb panoramic views over the historic town of Sarlat-la-Canéda. Just a five-minute walk from the town centre, with its renowned restaurants, shops and amenities, the property is set within a beautifully maintained and level plot of 2,919m², comprising terraces, lawns and landscaped outdoor spaces.

The manor house offers approximately 281m² of beautifully renovated, light-filled living accommodation, while the adjacent barn provides an additional 64m² of living space.

Manor House

Ground Floor Apartment – Approx. 93m²

The ground floor comprises a spacious one-bedroom apartment featuring a large bedroom with en-suite bathroom, a separate fully equipped kitchen, and an elegant living and dining room with a wood-burning stove.
Three large glazed double doors open ...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45682KEF24

COMPLETE FILE AND PHOTO ON REQUEST

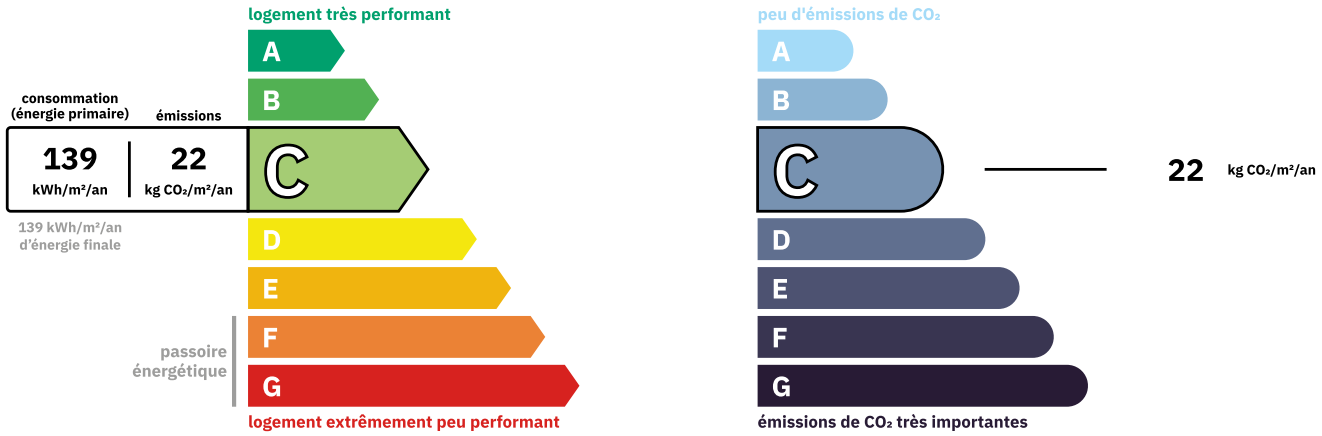
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 2250 € and 3110€ 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.

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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 :A45682KEF24

FILE COMPLETE AND PHOTOS ON REQUEST

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