

Stunning Perigordine home with panoramic views, 5 minutes from Historic centre of Sarlat la Canéda

EXCLUSIVE



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	210 m2
Plot Size:	2938 m2

IN BRIEF

Are you dreaming of the perfect combination of calm & accessibility?

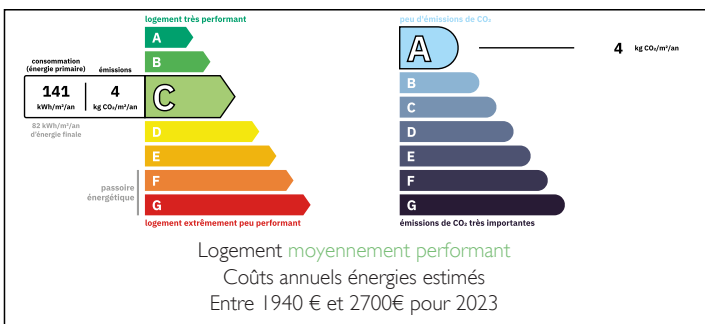
This charming, spacious 210m2 Périgordine style home, with stone façade, built in 1991, just 5 minutes to heart of medieval Sarlat la Canéda, is just that.

Ideal as a family home, a romantic retreat or a holiday home with excellent rental potential or to enjoy with family and friends

The light-filled open plan living spaces open onto a large terrace & 2938m2 garden with panoramic countryside views. Set in a calm & peaceful environment, yet close to all amenities

Offers 5 spacious bedrooms (2 on the ground floor), 2 bathrooms (1 on the ground floor), a separate laundry room with ample storage space, a

ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Charming Périgourdine-Style Home with Panoramic Views, Just 5 Minutes from Medieval Sarlat-la-Canéda

This beautifully presented, spacious 210 m² Périgourdine-style property with traditional stone façade was built in 1991 and is ideally located just five minutes from the heart of historic Sarlat-la-Canéda, one of the most picturesque towns in the Dordogne.

Set in a commanding, elevated position, the property enjoys breathtaking panoramic views across the surrounding countryside. Nestled within 2,938 m² of secluded, landscaped gardens, it offers an exceptional combination of peace, privacy, and proximity to the vibrant life and attractions of Sarlat la Canéda and the Périgord Noir.

The South-east facing orientation allows for natural light throughout the day

Whether you're looking for a family residence, romantic retreat, or a holiday home with excellent rental potential, this property offers flexibility, comfort, and timeless charm.

LOCAL TAXES

Taxe foncière: **3226 EUR**

Taxe habitation: **EUR**

NOTES

Ground Floor:

- Spacious living room (38 m²) with direct access to the terrace
- Expansive dining room (49 m²) with sliding doors opening to a sun-drenched terrace and sweeping views
- Bedroom 1 (10.7 m²) with generous en-suite bathroom (9.1 m²)
- Bedroom 2 (17.4 m²)
- Separate WC (1.4 m²)
- Large laundry/utility room (17 m²)

First Floor:

- Cosy landing lounge area (10 m²) – ideal as a reading nook or quiet retreat