



DESCRIPTION

Rare and privileged address for this charming property, ideally situated on the heights of Sarlat-la-Canéda.

An exceptional location at the end of a private road, combining the tranquility of an unspoiled setting, a commanding panoramic view, and above all, easy walking access to the historic center of Sarlat.

Shops, markets, restaurants, and medieval heritage are just minutes away, without the bustle, a true daily luxury.

The warm and bright main house offers generous living spaces arranged as follows:

Ground Floor:

13,5m² Functional kitchen with modular doors, which can be opened or closed as desired, a real asset

21m² Dining room

21m² Living room

5,3m² Shower room with WC

11,5m² Laundry room with separate entrance

All rooms benefit from high ceilings and abundant natural light.

First Floor:

4 bedrooms (approx. 10, 10, 12 and 14m²)

8,1m² bathroom

1,3m² WC

Spacious circulation areas allowing for flexible layouts

The property features an excellent energy performance rating (EPC C), a valuable advantage in today's context. Excellent roof insulation, double-glazed windows, and air-to-water heat pump (installed in 2019).

It is perfectly habitable as is, while still offering the possibility to update interior comfort, refresh, or

LOCAL TAXES

Taxe foncière: 2054 EUR

Taxe habitation: EUR

NOTES