

## Charming Estate Comprising 3 Houses, Pool & Outbuildings – Breathtaking Panoramic Views – 24km Sarlat



## INFORMATION

Town:	Saint-Martial-de-Nabirat
Department:	Dordogne
Bed:	11
Bath:	7
Floor:	380 m <sup>2</sup>
Plot Size:	3165 m <sup>2</sup>

## IN BRIEF

Magnificent stone estate in an elevated position, set in a typical village just 25 minutes from Sarlat-la-Canéda, in the heart of Périgord Noir. This character property offers approximately 380 m<sup>2</sup> of living space on 3,165 m<sup>2</sup> of terraced grounds with swimming pool.

The estate comprises:

A main house with 6 bedrooms, including 4 en-suite bedrooms

A second stone house with its own traditional pigeonnier (2 en-suite bedrooms)

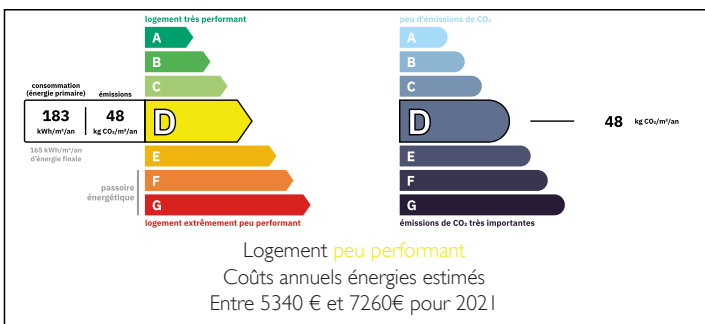
A third house with 3 bedrooms

A former tobacco barn ready for conversion

Additional outbuildings and a hangar

Secure 10 x 5 m swimming pool with pool house, ample parking, and open views over the surrounding countryside.

## ENERGY - DPE



High-quality renovation combining period charm

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.

residence or...



## DESCRIPTION

Just 25 minutes from Sarlat-la-Canéda, in the heart of the Périgord Noir and close to the region's major attractions, this remarkable stone property forms a true private hamlet in an elevated, dominant position.

Set on 3,165 m<sup>2</sup> of terraced grounds with vegetable garden and swimming pool, the estate offers approximately 380 m<sup>2</sup> of living space and enjoys uninterrupted panoramic views over the surrounding countryside, with complete privacy.

The property elegantly combines authenticity with high-quality renovation: exposed stone walls and beams, stone staircases and retaining walls, original stone sink... period charm enhanced by modern comfort.

A highly profitable and fully operational guesthouse and gîte business is currently run from the property and can be taken over by the new owners.

### MAIN HOUSE – 6 BEDROOMS

Spacious and welcoming, offering generous volumes and tasteful renovation throughout.

Ground floor:

Entrance hall

Fully equipped kitchen

Dining room

Living room

Utility room

1 en-suite bedroom (shower room)

Separate WC

The kitchen and dining room open onto a superb paved terrace with open countryside views — ideal for enjoying long summer days in total tranquillity.

First floor:

5 bedrooms

3 en-suite bedrooms with WC

2 bedrooms with shower rooms and separate WC

Oil-fired central heating – new boiler (2025).

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES