

Elegant, Spacious 5 bedroom home in an elevated position. 5 minutes walk to the historic centre of Sarlat



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	5
Bath:	5
Floor:	260 m2
Plot Size:	1858 m2



IN BRIEF

Elegant 5-bedroom stone residence in an elevated setting with sweeping panoramic views, just a 5-minute walk from the historic centre of Sarlat-la-Canéda in the heart of the Périgord Noir.

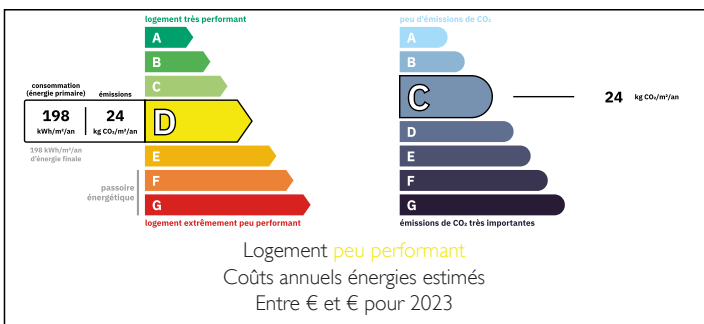


Offering 260 m² of refined living space on 1,858 m² of landscaped gardens, this exceptional property suits a luxurious family home, holiday retreat or prime investment in one of the most sought after and beautiful towns in the Dordogne.



The first floor features a bright, spacious living room with ceramic wood-burning stove, a kitchen and dining room, plus two generous bedrooms, one en suite, the other with a separate bathroom. All rooms on the first floor open onto a large south-facing terrace via elegant glass doors.

ENERGY - DPE



The ground floor includes two further bedrooms, a family bathroom, WC, laundry, storage and study,

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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

This elegant stone residence offers five spacious bedrooms, including a self-contained ground-floor apartment with independent garden access. Built with high-quality materials and substantial stone walls, the craftsmanship is exceptional.

Set within 1,858 m² of beautifully landscaped gardens with mature trees and shrubs, the property enjoys an elevated, south-facing position with panoramic views over the medieval town of Sarlat-la-Canéda and surrounding countryside. Despite its tranquil setting, it is just a 5-minute walk from the town centre, with shops, restaurants and schools close at hand.

The nearby station offers direct rail links to Bergerac and Bordeaux, both with international airports. The property benefits from good energy efficiency (D rating), with high-grade insulation, reversible air conditioning via heat pump, and a gas central heating backup. Wooden shutters on all windows enhance comfort year-round.

The ground floor features a grand entrance hall with solid oak front door (a replica of an 18th-century mansion), marble flooring and a striking wrought-iron staircase, a replica of one from an 18th-century townhouse in Sarlat, but mainly made of marble.

It includes two bedrooms, a family bathroom, WC, laundry room with garden access, storage room, and a fully self-contained 1 bedroom apartment with a heat pump, open-plan kitchen, living dining room, walk-in wardrobe, WC and bathroom with walk-in shower

Upstairs, the light-filled living spaces open via large glass doors onto a full-width south-facing terrace with a 15m awning. The 40 m² living room boasts parquet flooring and a large fireplace in Périgord stone, with a wood-burning stove fitted...

LOCAL TAXES

Taxe habitation: EUR

NOTES