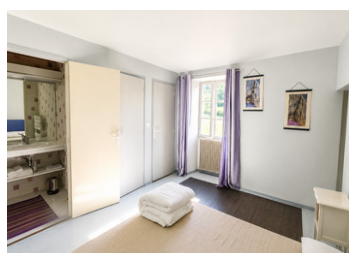
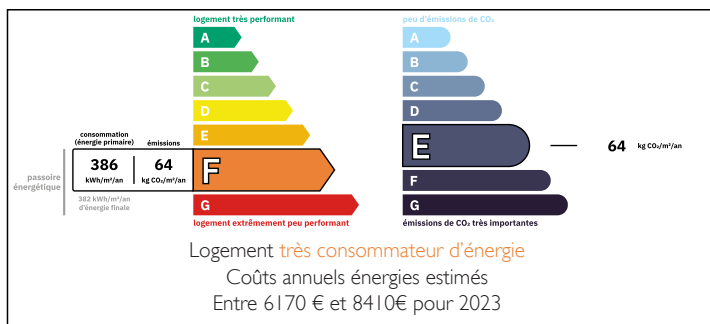


Charming Stone Property Complex in the Heart of the Périgord Noir – Outstanding Potential – Holiday Cottages |



ENERGY - DPE



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	200 m2
Plot Size:	1328 m2

IN BRIEF

In a preserved, peaceful, and green setting, discover this remarkable stone real estate ensemble full of character, typical of the Périgord Noir region.

Organized around a pleasant courtyard enclosed by beautiful stone walls, this authentic property immediately charms with its character, its peaceful atmosphere, and the quality of its traditional buildings. A rare opportunity for a family project, a prestigious second home, or the development of a tourism accommodation business.

A property with multiple possibilities:

1 house offering a 35 m² living area, three bedrooms including a master suite with shower room and dressing room, a bathroom, attic, and cellar.

1 adjoining house offering a living area with open-plan kitchen, two bedrooms, and a bathroom.

1 house offering a living area with traditional

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.



DESCRIPTION

In a preserved, peaceful, and green setting, discover this remarkable stone real estate ensemble full of character, typical of the Périgord Noir region.

Organized around a pleasant courtyard enclosed by beautiful stone walls, this authentic property immediately captivates with its charm, its peaceful atmosphere, and the quality of its traditional buildings. A rare opportunity for a family project, a prestigious second home, or the development of a tourist accommodation business.

A property with multiple possibilities:

A main house offering a comfortable living environment with a spacious living area of approximately 35 m², three bedrooms including a master suite with shower room and dressing room, a bathroom, attic, and cellar – oil and electric heating.

In addition, several independent buildings make it possible to immediately consider running a gîte or tourist accommodation business:

An adjoining single-storey house offering a living area with open-plan kitchen, two bedrooms, and a bathroom – electric heating.

A charming house featuring an authentic “cantou” fireplace, offering a kitchen, a bathroom, a bedroom on the ground floor, and a second bedroom upstairs with a pleasant terrace – oil heating.

Functional outbuildings including a laundry room, storage space, a drying room, and a covered shelter.

The layout of the buildings around the courtyard ensures independence and privacy for each unit, a particularly valuable asset for hospitality or tourism activities.

A strong tourism potential

NOTES