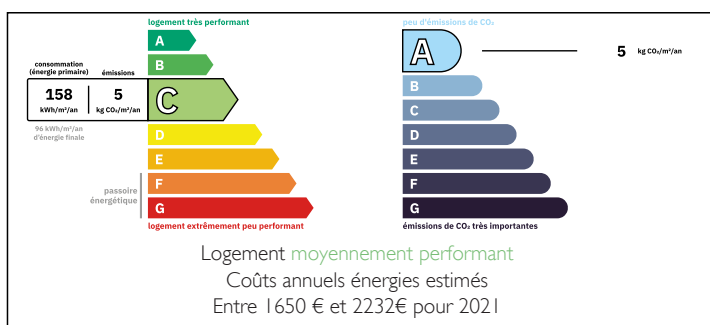


Character Property Comprising 3 Independent Homes – Exceptional Investment Opportunity | 7 km from Sarlat

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	10
Bath:	8
Floor:	488 m²
Plot Size:	16900 m²

IN BRIEF

Invest in a Character Estate with Outstanding Rental Potential – Over 14,000 m² in the Heart of the Périgord Noir

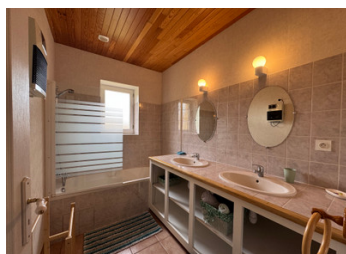
Set within more than 14,000 m² (3.5 acres) of beautifully preserved countryside, surrounded by rolling hills and lush greenery in the world-renowned Périgord Noir, this exceptional estate offers a rare investment opportunity.

Enjoying complete peace and privacy with uninterrupted views across the surrounding landscape, the property comprises three fully independent houses, recently built or tastefully renovated to a high standard.

Each residence benefits from its own private access and thoughtfully positioned within a mature landscaped park, the three homes offer generous living spaces, excellent flexibility and the capacity to

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.



NOTES

DESCRIPTION

A Rare Real Estate Asset Combining Heritage, Income Potential and Long-Term Value

Located in one of the most sought-after areas of the Périgord Noir, this exceptional estate comprises three fully independent houses set within more than 14,000 m² (3.5 acres) of landscaped grounds, offering a unique investment opportunity with outstanding tourism and rental potential.

Its distinctive layout allows for multiple income streams and the development of a high-value hospitality business in one of France's most popular tourist destinations.

Key Investment Highlights

3 independent residences

Over 14,000 m² of landscaped parkland

Accommodation capacity: 20 to 26 guests

Potential for 450 to 600 bookable nights per year

Estimated gross yield: 8% to 11%

Excellent value-add opportunities through further development

An Ideal Configuration to Maximize Returns

Each house benefits from its own private entrance and outdoor spaces, allowing simultaneous operation while preserving privacy for guests.

The estate is perfectly suited for a variety of investment strategies, including:

Premium holiday rentals

Luxury gîtes

Boutique guest accommodation

Group retreats

Residential seminars

Wellness retreats

Long-term or mixed rental strategies

A primary residence combined with two income-generating properties

This flexibility provides an attractive and secure