

Beautifully renovated stone townhouse in the Historic centre of Sarlat la Canéda. Walk to cafés and market

EXCLUSIVE



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	82 m2
Plot Size:	3 m2

IN BRIEF

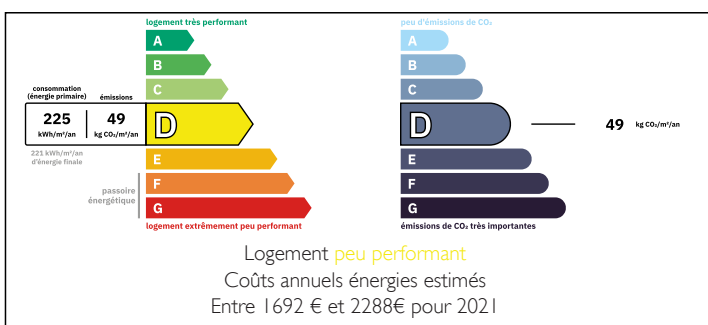
Beautifully renovated detached stone townhouse just a two-minute walk from the heart of medieval Sarlat-la-Canéda, with its renowned restaurants, cafés, boutiques and vibrant markets. Offering 82m² of stylish living space, this charming home perfectly combines authentic character with modern comfort. The spacious open-plan living/dining area flows seamlessly into a fully fitted contemporary kitchen.

The first floor offers two bedrooms and a family bathroom with bath and shower, while the converted attic provides a delightful third bedroom. A charming Juliette balcony enjoys lovely views towards Sarlat's historic centre, ideal for morning coffee or evening apéritifs.

The roof has been completely renewed and insulated, while an efficient gas combi boiler provides central heating and hot water. Easy nearby parking. An exceptional opportunity as a permanent home,

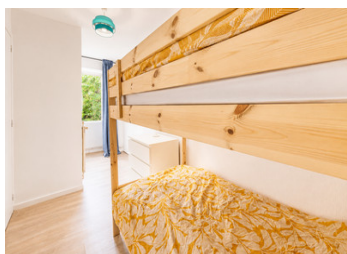
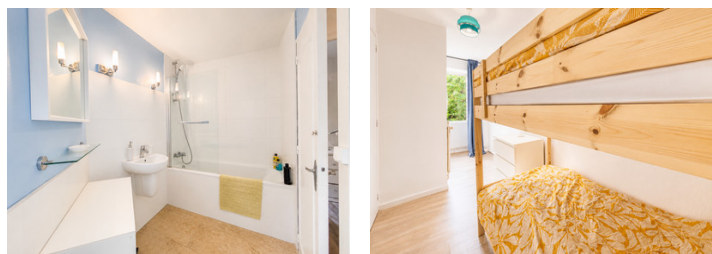


ENERGY - DPE



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

Beautifully renovated throughout, this charming detached stone townhouse, dating from 1879, offers 82m² of stylish living space arranged over three floors, seamlessly combining period character with modern comfort.

The ground floor features a bright and welcoming open-plan living, dining and kitchen area, with direct access to the quiet street at the front and a second entrance from the kitchen leading to the rear alleyway, providing practical dual access.

The first floor comprises two bedrooms, including a spacious principal bedroom with a Juliette balcony overlooking the street and a second bedroom currently fitted with bunk beds. A contemporary family bathroom with a bath and shower completes this level. The converted attic on the second floor has been transformed into a delightful third bedroom, ideal for guests or additional family accommodation.

The property has benefited from an extensive renovation, including a completely new roof installed in 2025 with upgraded insulation. New flooring has been laid throughout, together with a full rewire, ensuring excellent comfort and peace of mind for years to come.

Ideally situated just a two-minute walk from the heart of medieval Sarlat-la-Canéda, the property enjoys immediate access to its renowned restaurants, cafés, boutiques and vibrant weekly markets. Convenient public parking is available just opposite the house.

Sarlat is the perfect base from which to explore the spectacular Périgord Noir. The celebrated villages of Domme, La Roque-Gageac, Beynac and Castelnaud-la-Chapelle are all within a short drive, while the magnificent Dordogne Valley offers breathtaking scenery, historic châteaux, riverside beaches, canoeing and...