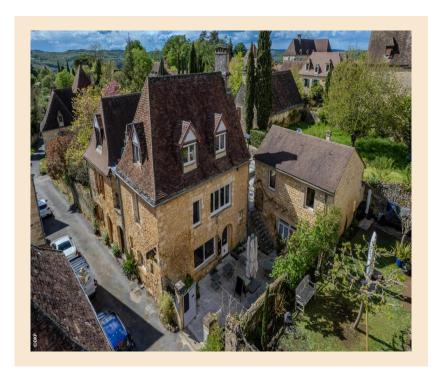
Click to view MFH-GLFAP2774

4 bedroom House for sale in Sarlat-lacaneda

Sarlat-la-caneda, Dordogne, Nouvelle Aquitaine



€699,000

inc. of agency fees

4 Beds

284 sqm

Behind a discreet gate and solid blonde stone walls, this property located in the heart of one of the most beautiful villages...

At a Glance

Reference MFH-GLFAP2774

Bed 4 Near to Sarlat-la-caneda

Pool No Price €699,000

Hab.Space 284 sqm

Land Tax N/A

Property Description

Behind a discreet gate and solid blonde stone walls, this property located in the heart of one of the most beautiful villages in the Périgord Noir combines authenticity, refinement and functionality. Ideally located in the bastide, a stone's throw from the lively streets, it invites you to discover a peaceful and elegant place to live.

The property comprises two old houses, subtly renovated to offer a perfect harmony between old-world charm and contemporary comfort. In total, there is nearly 285 m² of living space spread over several levels, with four bedrooms, several bathrooms, two living rooms, well-designed utility rooms and plenty of storage space.

The first building opens onto a large reception room extended by a kitchen. A vaulted stone cellar, a reminder of centuries past, elegantly completes this level. Upstairs, the high ceilings and generous windows bring a beautiful atmosphere to the living space. There is also a master suite with a shower room and separate toilet.

Each bedroom has its own shower room, providing comfort and privacy for everyone. Two separate staircases lead to independent sleeping areas, perfect for family or guests.

The second house, which is more private, offers a living room and a bedroom upstairs, as well as a utility room and a multipurpose room on the ground floor, which could be used as an office, workshop or spare bedroom.

The property has been designed to require virtually no external maintenance and has a large courtyard, while retaining its undeniable charm.

A 3.5 x 7 metre swimming pool is located on an upper terrace, sheltered from view and perfectly integrated. With a resin coating, salt treatment and a counter-current swimming system, it is a real relaxation area, almost invisible from the outside.

The entire property has undergone extensive renovation, including structural work, carpentry, insulation and technical equipment. Comfort is guaranteed with pellet central heating, a wood-burning stove and a reversible heat pump. The energy performance is

remarkable for an old house (DPE: class C).

A property with character, equally suited to a main residence or a high-end hospitality business (gîte or guest rooms).

An immersive 3D tour is available on request.

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

Summary

Property type: House

Bedrooms: 4

Price €699,000

Key Information

Internal Area: 284 sqm

Location: Nouvelle Aquitaine



Gallery





















Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**, or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of ours agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER - Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved