

Large 6-bedroom house, studio, large wooded plot overlooking the Dordogne between Souillac and Sarlat



## INFORMATION

Town:	Carlux
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	215 m2
Plot Size:	10000 m2

## IN BRIEF

Beautiful family home with dovecote and outbuildings, located 10 minutes from Souillac in a dominant position overlooking the Dordogne, in a very quiet and pleasant environment.

The house comprises a lovely ground-level living room with fireplace, kitchen, storerooms, large garage, car port and access to the surrounding woods.

On the second floor, you'll find 3 large bedrooms opening onto a balcony overlooking the Dordogne. On the second floor, there are two bedrooms, a large playroom and a kitchenette.

The property's added bonus: a maisonnette organized as a studio and workshop, allowing friends or family total independence.

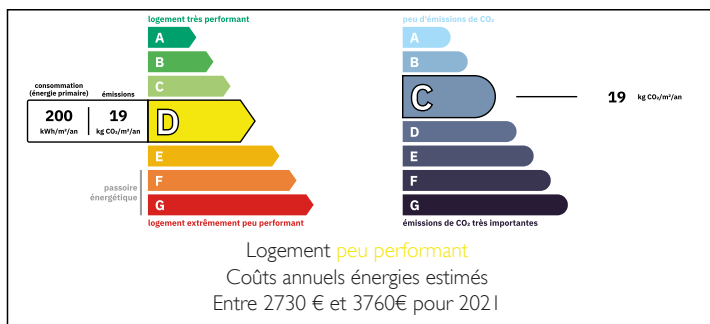
The main house has a very good DPE, thanks to its

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.



## ENERGY - DPE





## LOCAL TAXES

**Taxe foncière:** 2568 EUR  
**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

In detail

Quercy-style dwelling (with dovecote) built in 1985 comprising, on ground floor: pantry-laundry, kitchen, living room with fireplace, shower room/WC, 2nd pantry; on second floor: 3 bedrooms, shower room/WC, hallway, cupboards; on second floor: 2 bedrooms, games room, kitchenette, WC. Outbuildings: cellar, garage, car port, garden shed, independent cottage (studio and workshop).

Wooded grounds of 10,000 m2, lovely view over the Dordogne, very quiet, pleasant setting, close to Souillac.

## APPROXIMATE SURFACE AREAS

Ground floor

- Utility room : 9.30 m2
- Kitchen: 11.60 m2
- Living room with fireplace: 49 m2
- Shower room - WC
- corridor

1st floor

- corridor
- WC
- bathroom: 5.00 m2
- Bedroom 1: 17.40 m2 with air-conditioning, closets, balcony access
- Bedroom 2: 15.50 m2 with closets, balcony access
- Bedroom 3: 17.50 m2 with closets, balcony access
- Dressing room: 3.50 m2

2nd floor

- games room: 25.00 m2
- Bedroom 4 (tower): 16.00 m2
- Bedroom 5/studio kitchenette: 16.50 m2
- WC