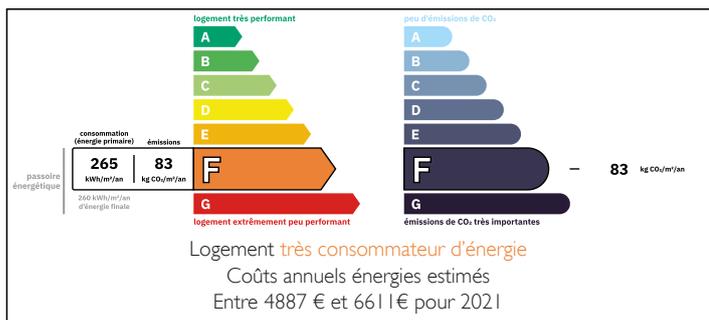


near Sarlat - Amazing property of 2 beautiful stone houses, swimming pool, surrounded by woods, and meadow

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Carsac-Aillac
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	275 m ²
Plot Size:	17850 m ²

IN BRIEF

At the end of a wooded driveway, two stone houses gradually appear, alongside a centuries-old oak tree, open meadowland, a 14x6 south facing swimming pool, and the occasional deer wandering by...

The main house offers a breathtaking 65 m² living room with panoramic garden views, a kitchen, a master suite, two further bedrooms, and a shower room. You have a huge basement /cellar under the whole house.

The guest house features a 45 m² living area with kitchen, shower room, and a large upstairs sleeping/office space.

Attached to this guest house, you'll find the oldest house of the property arranged as an extra living room for summer time with a shower room (no heating).

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

MORE DETAILS

A true favourite of ours—this charming property is ideally located just 5 minutes from the village centre of Carsac and 7 minutes from Sarlat, in a stunningly peaceful natural setting. The estate includes:

1) Main House (single-storey, built over a cellar/basement)

Entrance hall, kitchen, a magnificent 65 m² living/dining room with traditional cantou fireplace, hallway, WC, a master bedroom with en-suite bathroom, a second shower room, and two additional bedrooms.

On the lower level: boiler room and cellars.

Single glazing, oil-fired central heating.

2) Guest House (partly over cellar)

Large living area with kitchen corner, shower room and WC;

Upstairs: spacious open bedroom/dormitory area.

Laundry room.

Double glazing, oil-fired central heating.

3) Former Barn (partially converted)

Includes a living room, bedroom, shower room and WC. (No heating.)

A secure 14 × 5.5 m chlorine pool completes the property.

This is an exceptional location, and one of our absolute favourites :-)

LOCAL TAXES

Taxe foncière: **2500 EUR**

Taxe habitation: **EUR**

NOTES

Approximate Floor Areas

Main House – approx. 140 m² + cellars (single level)

- Entrance: 4.30 m²
- Kitchen: 15 m²
- Living room: 65 m²
- Hallway
- Master suite with bathroom: 26 m²
- WC
- Shower room: 5 m² (to refresh)