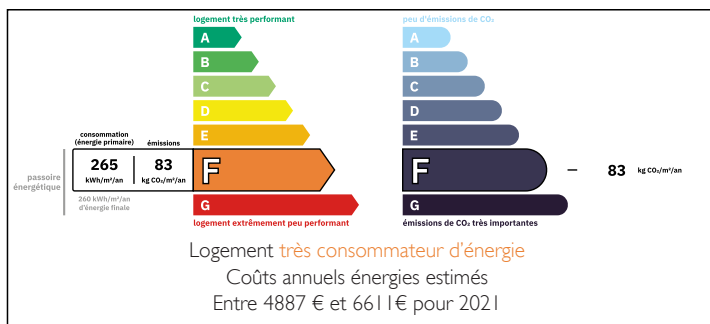


Amazing property of 2 beautiful stone houses, swimming pool, surrounded by woods, and meadow

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Carsac-Aillac
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	275 m2
Plot Size:	17850 m2

IN BRIEF

Going through the woods, the path will lead you to the property with its two stone houses, an oak tree over a hundred years old, olive trees, meadow, swimming pool, deers...

The main house features a kitchen and an huge living room of over 65 m2 with its chimney, which will take your breath away with its huge bay windows overlooking the garden; then you'll have a master bedroom ensuite with bathroom, two other bedrooms and a shower room. A large cellar and boiler room under the house.

The guest house has a large 40 m2 living room/kitchen area, shower room and the same surface area upstairs for a "dormitory"/office area.

Adjoining this old house is a barn also converted into a living room and bedroom with its shower room but no heating. Further down the grounds, a

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.



LOCAL TAXES

Taxe foncière:	2500 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

MORE DETAILS

We've fallen in love with this property located 3 km from the village of Carsac, 5 km from Sarlat train station, in a magnificent, peaceful surroundings. The property comprises:

1). Single storey main house : entrance hall, kitchen, lounge/dining room with inglenook fireplace, hallway, WC, ensuite bedroom with bathroom; shower room, 2 bedrooms. Basement: boiler room and cellars. Single-glazed windows, oil-fired central heating.

2). Guest house partly over cellar, comprising living room with kitchen area, shower room, WC; upstairs: bedroom/dormitory area. Utility room. Double glazing, oil-fired central heating.

3). Semi-renovated barn with shower room, WC, bedroom and living room, no heating.

11x5.5 m chlorine pool.

Exceptional location for this property, which is our favorite.

APPROXIMATE SURFACE AREAS :

Main house (ground floor)

- entrance : 4,30 m2
- kitchen: 15 m2 (needs updating)
- living room: 65 m2
- hallway
- Master suite with bathroom: 26 m2
- WC
- shower room: 5 m2 (to be refreshed)
- bedroom 2: 9 m2
- Bedroom 3: 9 m2
- Cellar and boiler room

Guest house

- Living room with kitchen area: 40 m2