

UNDER OFFER – Stone House with 4 Bedrooms, Pool, 2ha Wooded Land, Secluded Yet Only 2 km from Carsac-Aillac



INFORMATION

Town:	Carsac-Aillac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	192 m ²
Plot Size:	21201 m ²

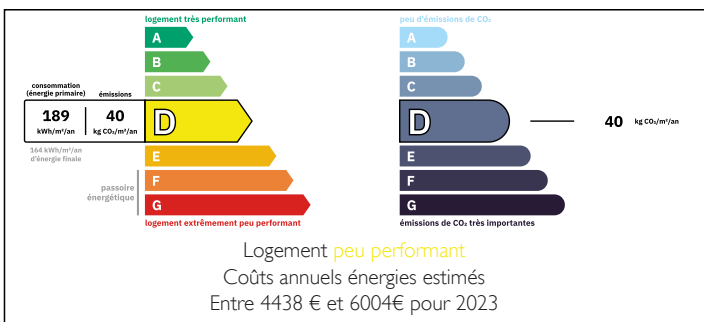
IN BRIEF

Nestled in a lush and protected setting, just a short walk from the Dordogne River and 12,4 km from local shops, this stunning stone property, facing due south and completely secluded, will charm you with its peaceful atmosphere, character, and highly sought-after location.

Built in 1994 by the Compagnons du Tour de France, the home features a vast 65 m² living room with a traditional cantou fireplace, blending the warm character of traditional architecture with top-quality materials — carefully selected antique terracotta tiles, exposed oak beams and traditional framework, hand-cut stone, and a large open hearth.

Set on over 2 ha of woodland, the property offers a true haven of peace, without being isolated. The south-facing pool is completely private and blends perfectly into the natural surroundings.

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.



DESCRIPTION

MORE INFORMATIONS

Stone house comprising, on the ground floor: large living room with fireplace and kitchen area, en suite bedroom with bathroom, large billiard room, utility room, beautiful pergola with BBQ area; upstairs 3 bedrooms, bathroom. Desjoyau swimming pool and terrace, and 2 ha of wooded grounds!

SURFACES (approximate)

Ground Floor:

- Spacious living room with large cantou fireplace and open kitchen: 65 m²
- Master suite with private bathroom: 23 m²
- Independent WC with washbasin
- Large billiard room with direct outdoor access: 24 m²
- Utility room, laundry room, boiler room
- Beautiful pergola with barbecue area

First Floor:

- Landing
- Bedroom 2 with built-in wardrobes: 27 m²
- Bedroom 3 with built-in wardrobes: 13.25 m²
- Bedroom 4 with built-in wardrobes: 20 m²
- Bathroom: 5.60 m²
- Separate WC with washbasin

Outbuildings and Exterior Features:

- Covered terrace with dining area and built-in BBQ fireplace
- Large parking area
- Desjoyaux pool (9 x 4 m), heated with a heat pump, electric security cover, and stone terrace from the Templiers quarries
- Wooded land of over 2 hectares

Technical Features:

- Wooden joinery with traditional shutters
- Fibre optic internet connection

LOCAL TAXES

Taxe foncière: 1428 EUR

Taxe habitation: EUR

NOTES