

Beautiful stone property with 2 gîtes near river the Dordogne river and cycle path between Souillac and Sarlat



## INFORMATION

Town:	Carlux
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	163 m2
Plot Size:	6642 m2

## IN BRIEF

Immaculate and full of charm, this beautifully renovated historical stone property offers panoramic views over the rolling countryside and the Dordogne river valley.

The main house is cleverly divided into two stylish homes of 62m<sup>2</sup> and 80m<sup>2</sup>, easily combined to create a spacious five-bedroom residence

A separate converted pigeonier provides an additional one-bedroom guest cottage.

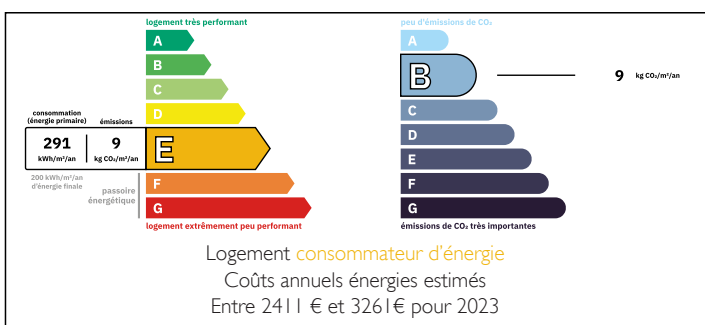
This versatile property is ideal as a permanent home, a tranquil holiday retreat, or a profitable rental business or all three. Perfectly situated between Sarlat la Canéda, Souillac, and Montignac with its famous Lascaux caves, it's just a five-minute walk to the river, next to the scenic cycle path, and close to all village amenities in Carlux

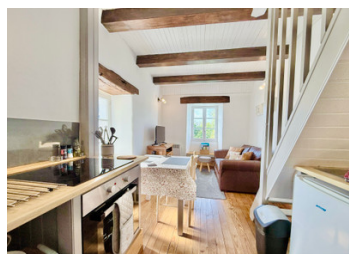
Surrounded by south-facing terraces and mature

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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:** 1102 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

This exceptional stone property is presented in immaculate condition, beautifully decorated throughout to a high standard.

The private terraces and mature gardens are equally pristine, offering a serene outdoor setting for relaxing or entertaining.

The Main House is divided into two independent yet easily connected homes, providing great flexibility for family living or holiday rentals.

**First Home (80m<sup>2</sup>)**

Ground floor: A stunning kitchen/dining room (24.31m<sup>2</sup>) with wood-burning stove opens onto the sunny terrace and garden.

The character-filled living room (25.81m<sup>2</sup>) features a beautiful stone ceiling and enjoys breathtaking views over the Dordogne River and surrounding countryside.

First floor: Two spacious bedrooms (10.42m<sup>2</sup> and 12.59m<sup>2</sup>) and a bathroom (3.82m<sup>2</sup>). From the landing, stairs lead to an attic that could be converted into additional accommodation.

**Second Home (62m<sup>2</sup>)**

Ground floor: Open-plan living/dining/kitchen area (29m<sup>2</sup>) and a bedroom (12.53m<sup>2</sup>) with ensuite bathroom.

First floor: Two charming bedrooms with exposed beams and vaulted ceilings (5.80m<sup>2</sup> and 7.26m<sup>2</sup>) These are the measurements where the ceiling height is more than 180cm. The bedrooms are quite spacious.

These two homes can be seamlessly joined to create a spacious five-bedroom residence.

**The Tower Studio (Pigeonnier)**

A delightful separate guest house comprising a living/kitchen area (11.41m<sup>2</sup>) on the ground floor, and a double bedroom (8.34m<sup>2</sup>) with bathroom