

UNDER OFFER - Easy-living home 3 bedrooms with south-facing garden and open views



INFORMATION

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|-------------|---------------------|
| Town: | Carlux |
| Department: | Dordogne |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 100 m ² |
| Plot Size: | 1397 m ² |



IN BRIEF

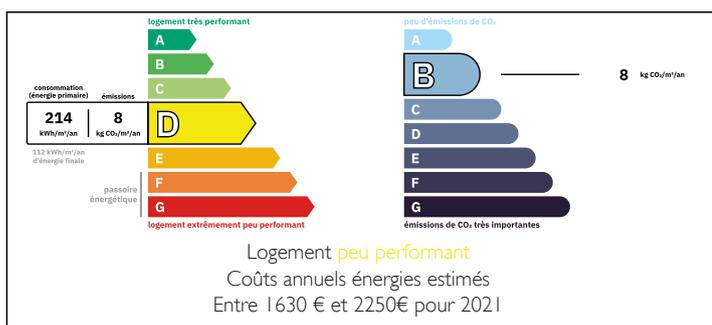
UNDER OFFER - On the edge of the village, this family home is ideally located between Carlux, Sarlat and the beaches of the Dordogne, in a peaceful setting along a very quiet country road.

Built in the 1950s, the house was renovated in the 1990s and benefits from a generous 49 sqm living area with an open-plan kitchen and large openings onto the garden. On this level, you will also find a bathroom and separate WC.

Upstairs, there are three spacious bedrooms and an attic. A real highlight is the large terrace, offering beautiful views over the Dordogne Valley, reaching as far as the bastide town of Domme on clear days.

The south-facing garden of approximately 1,400 sqm borders woodland and could easily accommodate a swimming pool.

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

Further details:

Semi-detached residential house built in the 1950s, comprising:

On the ground floor: living room with kitchen area, WC, bathroom.

Upstairs: three bedrooms, a terrace with views, an attic, and a lovely garden.

Approximate floor areas:

- Living room / kitchen area: 49 sqm
 - Bathroom / WC area: 9 sqm
- Upstairs:
- Landing
 - Bedroom 1: 11 sqm
 - Bedroom 2: 13 sqm
 - Bedroom 3: 16.5 sqm

TECHNICAL FEATURES

- House renovated in the 1990s
- Internal wall insulation
- Aluminium double glazing
- Electric convector heaters, hot water tank
- Septic tank not up to current standards

LOCATION

On the edge of the village, on a very quiet road; a few neighbours but a peaceful environment with no disturbance.

- Carlux, 4 km: village with local shops and services
- Dordogne river beaches, 6 km
- Sarlat-la-Canéda, 13 km: SNCF train station to Bordeaux
- Souillac, 15 km: SNCF train station to Paris/Toulouse, A20 highway

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: **659 EUR**

Taxe habitation: **EUR**

NOTES