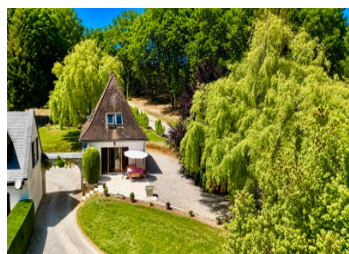
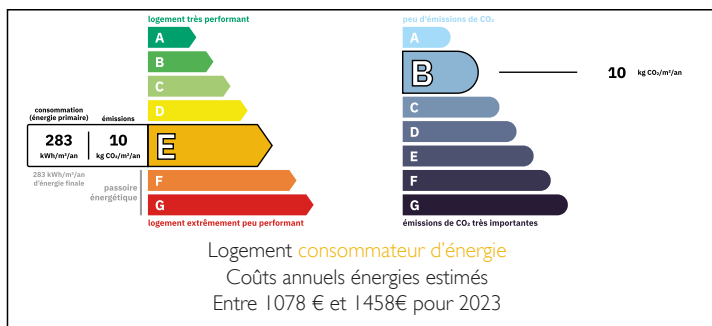


Cosy home in a beautiful residence with large shared pool, wooded park & panoramic views, Carlux near Sarlat



ENERGY - DPE



INFORMATION

Town:	Carlux
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	53 m2
Plot Size:	13000 m2

IN BRIEF

Nestled in the heart of the Périgord Noir, this beautifully maintained detached 1-bedroom charming home (53m²) enjoys an exceptional setting within a highly sought-after residence in the charming Dordogne village of Carlux.

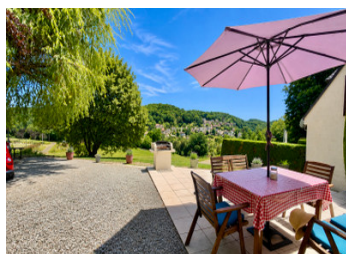
Set on an elevated position with breathtaking panoramic views over the village and its château, the property is the only detached home in the residence of 12 privately owned homes and benefits from private parking directly beside the house and its own private terrace.

The well-managed residence is set within 13,000m² of landscaped and partly wooded grounds and offers excellent facilities, including a heated 15m x 7m swimming pool, badminton court, table tennis, and a children's play area.

Just a 5-minute walk from Carlux's restaurants, shops

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: 602 EUR

NOTES

DESCRIPTION

Perched on a hillside overlooking the charming village and château of Carlux, this beautifully maintained detached one-bedroom holiday home is set within this highly sought-after excellently maintained residence of just 12 privately owned homes, in the heart of the Dordogne's renowned Périgord Noir.

This cosy 53m² 1 bedroom property occupies a unique position within the development, being the only fully detached home and the only one to benefit from private parking directly beside the property.

A private terrace provides the perfect setting to enjoy spectacular panoramic views across the surrounding countryside, village and château.

The spacious bedroom is located on the first floor with velux windows overlooking the valley and village beyond.

On the ground floor there is an open plan living/dining room with wood burning stove and large glass doors out to the terrace facing the spectacular view, an open plan kitchen, a bathroom with shower and laundry facilities and a separate WC.

The exclusive residence comprises just 12 properties set within 13,000m² of landscaped and partly wooded grounds.

Residents and guests enjoy excellent shared facilities including a heated 15m x 7m heated swimming pool, badminton court, table tennis and a children's playground, all maintained to a high standard.

The monthly service fee for this property for the maintenance of all these wonderful facilities including maintenance of the extensive grounds and woodland is just 218€ per month

Ideally located just a five-minute walk from Carlux's restaurants, cafés and local amenities, This beautiful home offers both tranquillity and convenience....