

Large Family Home with Independent Apartment – 15 Minutes from Sarlat-la-Canéda



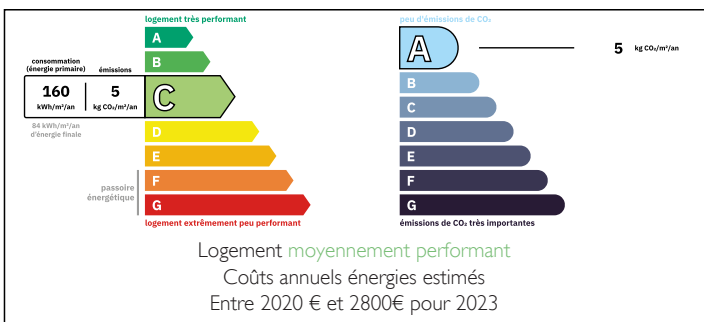
INFORMATION

Town:	Saint-Crépin-et-Carlucet
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	180 m ²
Plot Size:	2500 m ²

IN BRIEF

Large 180 m² family home with independent apartment, 15 mins from Sarlat. Two separate living areas with private entrances and parking. Main house offers spacious living room with wood stove, open kitchen, terrace, balcony, master suite, 2 bedrooms and bathroom. Independent apartment with lounge, kitchen area and master suite, ideal for holiday rental. Enclosed 2,500 m² garden, reversible air conditioning, electric gate, energy rating C.

ENERGY - DPE



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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.



DESCRIPTION

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Located in a peaceful green setting in the heart of the Dordogne, this attractive 180 m² family home offers flexible living space and excellent rental potential thanks to its fully independent apartment. Ideal as a main residence, holiday home or investment property near Sarlat.

The property is divided into two separate living areas, each with its own private entrance and parking area, secured by an electric gate.

The main house features on the garden level an entrance hall, a spacious and bright living room with wood-burning stove, open-plan dining kitchen, covered terrace and balcony. A master suite with dressing room and a separate WC complete this level.

Upstairs, a landing leads to two large bedrooms, an additional lounge/office space and a bathroom with corner bathtub.

On the lower garden level, the independent apartment includes a living room with kitchenette and a spacious en-suite bedroom with WC, perfect for holiday rentals, guest accommodation or independent family living. Cellar.

Set on a fully enclosed 2,500 m² plot, the property also benefits from several parking spaces, a chicken coop, a small pond and direct access to woodland.

Features include reversible air conditioning throughout, electric gate and good energy performance rating (Class C).

A versatile property combining comfort, privacy and strong rental income potential, just minutes from Sarlat and the main attractions of the Périgord Noir.

NOTES