LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45320KEF24 Price: 598 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (565 000 EUR without fees)

Exceptional 5 bedroom, elegant residence, excellent condition, in a pretty village near Sarlat la Canéda

EXCLUSIVE







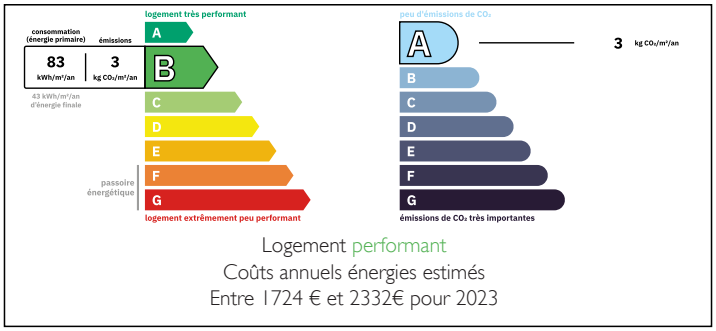








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1724 € et 2332€ pour 2023

INFORMATION

Town:	Saint-Crépin-et-Carlucet
Department:	Dordogne
Bed:	5
Bath:	5
Floor:	225 m2
Plot Size:	5065 m2

IN BRIEF

Set in the charming village of St Crépin-et-Carlucet, 15 minutes from the medieval town of Sarlat la Canéda, this outstanding 225m² property offers luxury, comfort and tranquillity on a beautifully maintained level plot of 5,065m².

Built in 2004 to an exceptional standard, this home boasts an impressive B energy rating and high-quality finishes throughout.

The ground floor offers an spectacular living room with a handcrafted stone fireplace, soaring 7.5m vaulted ceiling with exposed beams and direct access to the sunny south-facing terrace, a fully equipped premium kitchen opening onto the dining area, three spacious bedrooms with en-suite bathrooms, a further bathroom, a laundry room and a large double garage

Upstairs are two additional bedrooms, a family

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.

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NOTES

DESCRIPTION

This elegant 5-bedroom, 5-bathroom residence offers approximately 225m² of beautifully appointed living space set within a level and private plot of 5,065m².

Surrounded by landscaped gardens, mature trees and generous terraces, the property enjoys an exceptional sense of privacy and tranquillity.

Located in the charming village of Saint-Crépin-et-Carlucet, it occupies a privileged position between the medieval town of Sarlat-la-Canéda and the world-famous Lascaux caves near the vibrant market town of Montignac.

Constructed in 2004 using high-quality materials throughout, the property was architect-designed to maximise natural light, space and circulation.

Combining the timeless character of traditional Périgourdine architecture with modern comfort and energy-efficient living, the home benefits from a ground-source heat pump providing underfloor heating, radiators and domestic hot water. Double glazing and excellent insulation throughout the walls, floors and roof contribute to the impressive B energy rating.

Ground Floor

The heart of the home is the spectacular living room, featuring a handcrafted stone fireplace, a magnificent 7.5m vaulted ceiling with exposed beams and three sets of glazed doors opening directly onto the south-facing terrace and gardens.

The high-quality designer kitchen is fully equipped and flows seamlessly into the dining area and living space, creating an ideal environment for both everyday living and entertaining.

The ground floor also offers three spacious bedrooms, each with its own en-suite bathroom,