

A beautiful Basque-style house



INFORMATION

Town:	Calviac-en-Périgord
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	202 m ²
Plot Size:	2600 m ²

IN BRIEF

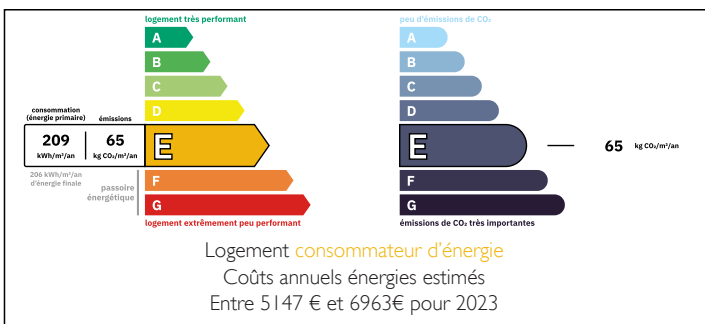
Character Home with Private Swimming Pool Between Sarlat and Souillac

Nestled in a sought-after area of the Périgord Noir, this elegant Basque-style home immediately captivates with its charm, character and welcoming family atmosphere. Set on a 2,600 m² plot, the property offers generous living space including a bright living and dining room, fitted kitchen, veranda, and a ground-floor bedroom with bathroom, ideal for comfortable single-level living.

Upstairs, five additional bedrooms, a bathroom, a terrace and a balcony provide ample space for family and guests.

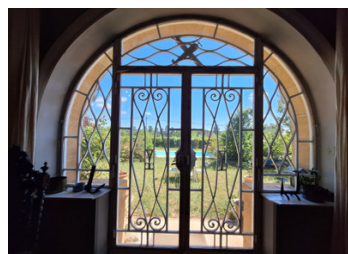
Outside, the superb private 10 x 5 m swimming pool, completely secluded from view, creates the perfect setting for relaxation and outdoor living. A garage, utility room, cellar and additional outbuildings

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

****Elegant Character Home with Private 10 x 5 m Swimming Pool Between Sarlat and Souillac****

Ideally located between Sarlat-la-Canéda and Souillac, this beautiful Basque-style home combines authentic charm, generous living spaces and a privileged setting in the heart of the Périgord Noir.

Set on a 2,600 m² plot, the property enjoys a peaceful environment and features a superb private 10 x 5 m swimming pool, completely secluded from view, perfect for enjoying the Dordogne lifestyle in complete privacy.

The ground floor offers a spacious living and dining room, a fully equipped kitchen, a bright veranda, a bedroom, a bathroom and a separate WC, providing comfortable single-level living.

Upstairs, five additional bedrooms, a bathroom, a separate WC, a terrace and a balcony provide ample accommodation for family and guests.

A cellar with boiler room and former shelter, an independent laundry room and a garage complete the property.

Ideal as a large family home, elegant holiday residence or tourism rental investment, this charming property offers excellent accommodation capacity in one of the most sought-after areas of the Dordogne.

A truly authentic home, full of character, history and timeless appeal.

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

LOCAL TAXES

Taxe foncière: 1 600 EUR

NOTES