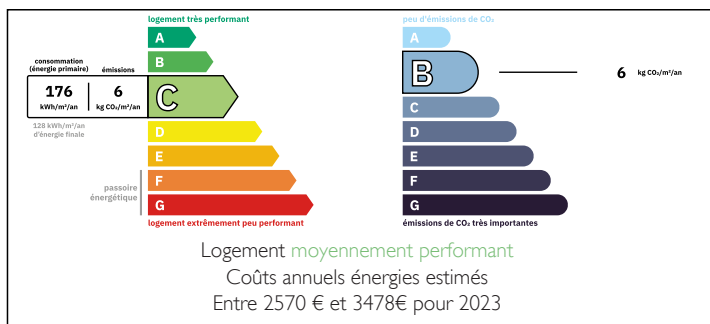


Large family home with 5 bedrooms and a separate dwelling, swimming pool, peaceful and natural setting on 1 ha



ENERGY - DPE



INFORMATION

Town:	Carsac-Aillac
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	220 m ²
Plot Size:	11992 m ²

IN BRIEF

Located 2 km from the village of Carsac Aillac and the Dordogne River, on the edge of a wooded area spanning over 1 ha (including 1,200 buildable), this 220 m² family home enjoys a beautiful, peaceful setting surrounded by nature.

The home features a beautiful 45 m² living/dining room opening onto a terrace, an open kitchen with a pantry, 5 lovely bedrooms, and a pleasant mezzanine that makes a wonderful cozy library space. Completely renovated with high-quality finishes and very comfortable, all you'll have to do is unpack your bags, enjoy the pool, and plan your evening around the pool house.

The bonus? A separate bedroom with a shower room and an office space on the garden level, making it ideal for a professional business or seasonal rentals.

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

This large family home is located 5 minutes from the village of Carsac and the beaches of the Dordogne, on the edge of a wooded area. It sets on a land of over 1 ha, of which 1,200 m² is still constructible (located on the other side of the land near the small access road).

The property consists of a main home featuring an office space with a shower / toilet and a pantry; then an entryway with cupboard leading on one side to the living room—which is very bright thanks to its big baie-windows—and a wooden deck overlooking the grounds; the living room opens onto the dining room, the open kitchen, and the pantry;

On the other side of the entry is a sleeping area with a large en-suite bedroom featuring ample storage.

Upstairs, the large and cozy mezzanine offers space for an office, reading, music, or TV. There are also three bedrooms/study with a bathroom and separate toilet.

Outside, there is a beautiful land with mature trees, vegetable garden, a 9x4 pool with a liner, safety cover, and a large, recently renovated terrace; the pool house includes a summer kitchen, and a guest room with a shower has been converted to delight friends and family.

Additionally, there is a large garage and various small garden sheds, a vegetable garden, a greenhouse, a chicken coop, and more.

This is a move-in-ready home requiring no work, which also offers the very rare opportunity of 1,200 m² of additional buildable...

LOCAL TAXES

Taxe foncière: 1999 EUR

NOTES