

Beautiful stone property with 2 gîtes near river the Dordogne river and cycle path between Souillac and Sarlat



INFORMATION

Town:	Carlux
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	163 m ²
Plot Size:	6642 m ²

IN BRIEF

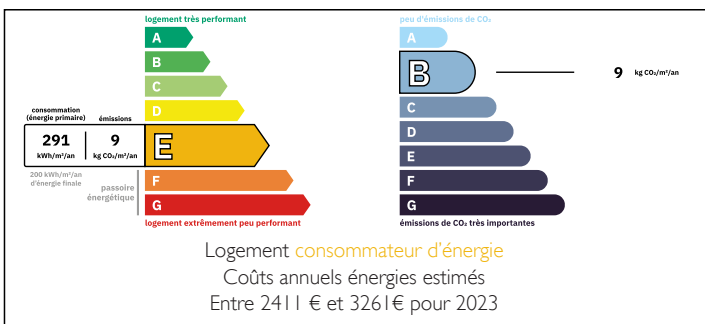
Immaculate and full of charm, this beautifully renovated historical stone property offers panoramic views over the rolling countryside and the Dordogne river valley.

The main house is cleverly divided into two stylish homes of 62m² and 80m², easily combined to create a spacious five-bedroom residence

A separate converted pigeonier provides an additional one-bedroom guest cottage.

This versatile property is ideal as a permanent home, a tranquil holiday retreat, or a profitable rental business or all three. Perfectly situated between Sarlat la Canéda, Souillac, and Montignac with its famous Lascaux caves, it's just a five-minute walk to the river, next to the scenic cycle path, and close to all village amenities in Carlux

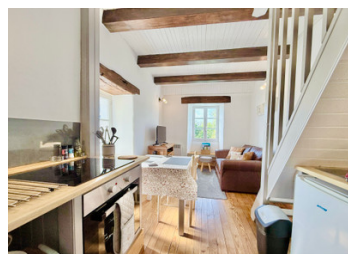
ENERGY - DPE



Surrounded by south-facing terraces and mature

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 exceptional stone property is presented in immaculate condition, beautifully decorated throughout to a high standard.

The private terraces and mature gardens are equally pristine, offering a serene outdoor setting for relaxing or entertaining.

The property is set in 6642m² of land. 4744m² of the land is a natural forest adjacent to the property which does not need any maintenance yet ensures privacy.

The property has been run as an extremely successful gite business for a number of years.

The Main House is divided into two independent yet easily connected homes, providing great flexibility for family living or holiday rentals.

LOCAL TAXES

Taxe foncière: 1102 EUR

Taxe habitation: EUR

First Home (80m²)

Ground floor: A stunning kitchen/dining room (24.31m²) with wood-burning stove opens onto the sunny terrace and garden.

The character-filled living room (25.81m²) features a beautiful stone ceiling and enjoys breathtaking views over the Dordogne River and surrounding countryside.

First floor: Two spacious bedrooms (10.42m² and 12.59m²) and a bathroom (3.82m²). From the landing, stairs lead to an attic that could be converted into additional accommodation.

Second Home (62m²)

Ground floor: Open-plan living/dining/kitchen area (29m²) and a bedroom (12.53m²) with ensuite bathroom.

First floor: Two charming bedrooms with exposed beams and vaulted ceilings (5.80m² and 7.26m²) These are the measurements where the ceiling height is more than 180cm. The bedrooms are quite spacious.

NOTES