

Beautiful stone village house with breathtaking views



INFORMATION

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|-------------|----------------------|
| Town: | Carves |
| Department: | Dordogne |
| Bed: | 4 |
| Bath: | 3 |
| Floor: | 258 m ² |
| Plot Size: | 11513 m ² |

IN BRIEF

Discover this superb village house situated on approximately 1.15 hectares of land, just 10 minutes from Belvès and Saint-Cyprien. Enjoy exceptional views from your elegant mosaic swimming pool, which overlooks a landscaped garden and the surrounding valley.

This property features a spacious 70 m² barn, ideal for relaxing and entertaining. Inside the house you will find a total of 4 bedrooms, 2 upstairs and 2 in the attic, as well as a ground-floor office that can easily be converted into an additional bedroom.

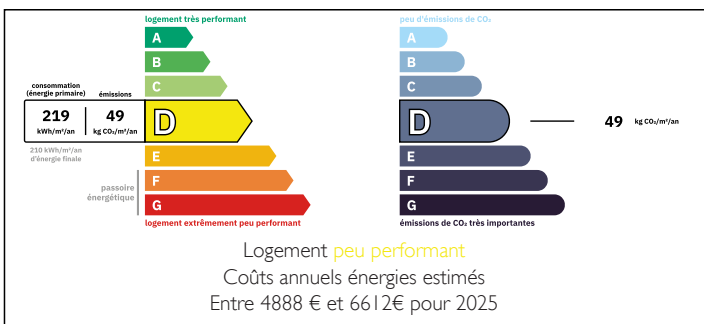
The house also includes 3 bathrooms/shower rooms, four toilets, a laundry room, a workshop, and a room with a separate entrance, offering numerous layout possibilities to suit your needs.

The kitchen-dining room opens onto a magnificent terrace.

A private sauna guarantees unforgettable moments of relaxation.

Upstairs, a spacious 48 m² living room, complete

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

This property combines charm, comfort, and potential, and is well worth a visit. Don't wait any longer to experience the peaceful village life you've always dreamed of!

Room details

Entrance - dining room: 21 m²

Office: 5 m²

Kitchen I: 19 m²

Back kitchen, also access to terrace and sauna: 9 m²

Laundry room: 11 m²

Workshop - unheated concrete floor (nhab): 16 m²

Miscellaneous room: 16 m²

Bathroom: 7 m²

Sauna: 3 m²

First floor: Hallway leads to a living room on the right and opens onto a bedroom. Rest area with a 15.4 m² dressing room and a 2.4 m² bedroom

Through room: rest area with small sitting room: 15.4 m²

Master bedroom: 20 m²

Bathroom - shower, bathtub, double sink: 16 m²

Dressing room, passageway between the 20 m² bedroom and bathroom: 7.7 m²

Bathroom - walk-in shower, bathtub, sinks: 11.7 m²

Large living room: 47 m²

West-facing bedroom - bright bedroom with shower room: 18.2 m²

Shower room - shower, sink and toilet: 2.8 m²

2nd floor -

Landing: 10 m²

Right-hand bedroom: 10.2 m²

Left-hand bedroom: 16 m²

Toilet: 1 m²

Tobacco barn - room divided into two parts for a pool pump and storage, large room for rest and parties, very Pleasant. Roof needs attention, wear and tear: 70 m².

Well in the terrace for watering the garden.

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

LOCAL TAXES

Taxe foncière: 1501 EUR

Taxe habitation: EUR

NOTES