

## Stone Property with Outbuildings and Swimming Pool, 15 Minutes from Sarlat – Sold Fully Furnished

EXCLUSIVE



## INFORMATION

Town:	Prats-de-Carlux
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	137 m <sup>2</sup>
Plot Size:	1310 m <sup>2</sup>

## IN BRIEF

Stone Property with Outbuildings and Pool – 15 Minutes from Sarlat, Sold Furnished

Immediate rental, located in a quiet village in the Dordogne, just 15 minutes from Sarlat, this charming stone house sits on a 1,310 m<sup>2</sup> plot with outbuildings, a former barn and a traditional bread oven.

The house opens onto a bright living room with open-plan kitchen. On the garden level are two en-suite bedrooms with private bathrooms and wheelchair access. Upstairs, a mezzanine leads to two additional en-suite bedrooms, each with private WC. Utility room.

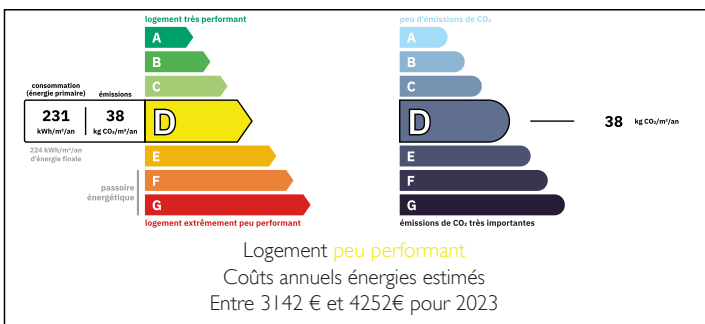
Outside, a 10 x 5 m swimming pool with recent liner.

Features include compliant electrics, fibre internet

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.

## ENERGY - DPE





## DESCRIPTION

Stone Property with Outbuildings and Swimming Pool, 15 Minutes from Sarlat – Sold Fully Furnished

Immediate rental, located in a quiet village just 15 minutes from Sarlat, this charming stone house offers an authentic and peaceful setting in the heart of the Dordogne. Set on a 1,310 m<sup>2</sup> plot, the property includes outbuildings, a former barn, a stone outbuilding and a traditional bread oven, adding character and development potential.

The main house features an entrance opening onto a bright living room with open-plan kitchen. On the garden level, two en-suite bedrooms with private facilities provide comfortable single-level living with wheelchair access. Upstairs, a spacious mezzanine leads to two additional en-suite bedrooms. Each bedroom benefits from its own private WC. Utility room.

Outside, a 10 x 5 m swimming pool with recent liner enhances the property.

Features include compliant electrics, fibre optic internet installed and a 5000-litre water reserve tank.

Sold fully furnished, this turnkey property is ready for immediate use as a holiday rental with strong seasonal income potential.

The perfect combination of holiday home and high-yield rental investment in the Dordogne.

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

## LOCAL TAXES

Taxe foncière:	1 000 EUR
Taxe habitation:	EUR

## NOTES