

Large Family Home with Independent Apartment – 15 Minutes from Sarlat-la-Canéda



INFORMATION

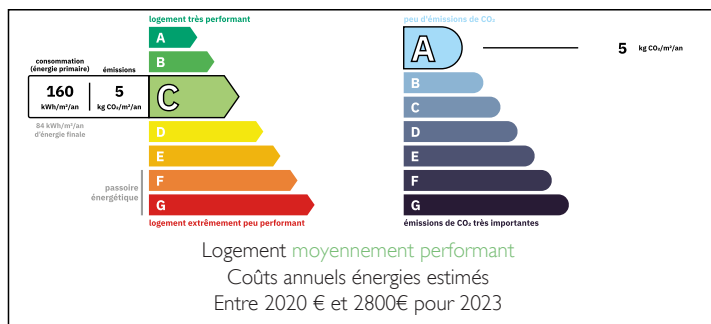
Town:	Saint-Crépin-et-Carlucet
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	180 m2
Plot Size:	2500 m2

IN BRIEF

Large 180 m² family home with independent apartment, 15 mins from Sarlat. Two separate living areas with private entrances and parking. Main house offers spacious living room with wood stove, open kitchen, terrace, balcony, master suite, 2 bedrooms and bathroom. Independent apartment with lounge, kitchen area and master suite, ideal for holiday rental. Enclosed 2,500 m² garden, reversible air conditioning, electric gate, energy rating C.

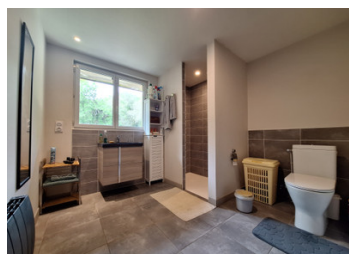


ENERGY - DPE



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.



NOTES

DESCRIPTION

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Located in a peaceful green setting in the heart of the Dordogne, this attractive 180 m² family home offers flexible living space and excellent rental potential thanks to its fully independent apartment. Ideal as a main residence, holiday home or investment property near Sarlat.

The property is divided into two separate living areas, each with its own private entrance and parking area, secured by an electric gate.

The main house features on the garden level an entrance hall, a spacious and bright living room with wood-burning stove, open-plan dining kitchen, covered terrace and balcony. A master suite with dressing room and a separate WC complete this level.

Upstairs, a landing leads to two large bedrooms, an additional lounge/office space and a bathroom with corner bathtub.

On the lower garden level, the independent apartment includes a living room with kitchenette and a spacious en-suite bedroom with WC, perfect for holiday rentals, guest accommodation or independent family living. Cellar.

Set on a fully enclosed 2,500 m² plot, the property also benefits from several parking spaces, a chicken coop, a small pond and direct access to woodland.

Features include reversible air conditioning throughout, electric gate and good energy performance rating (Class C).

A versatile property combining comfort, privacy and strong rental income potential, just minutes from Sarlat and the main attractions of the Périgord Noir.
