

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



## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | Carsac-Aillac |
| Department: | Dordogne      |
| Bed:        | 5             |
| Bath:       | 4             |
| Floor:      | 220 m2        |
| Plot Size:  | 11992 m2      |

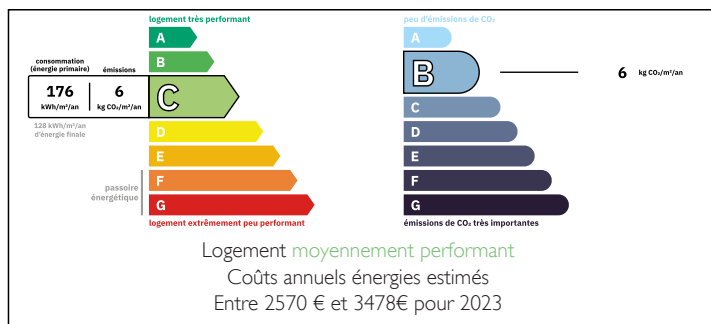
## IN BRIEF

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 m<sup>2</sup> family home enjoys a beautiful, peaceful setting surrounded by nature.

The home features a beautiful 45 m<sup>2</sup> 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.

## 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 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 m<sup>2</sup> 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 m<sup>2</sup> of additional buildable...

## LOCAL TAXES

**Taxe foncière: 1999 EUR**

## NOTES