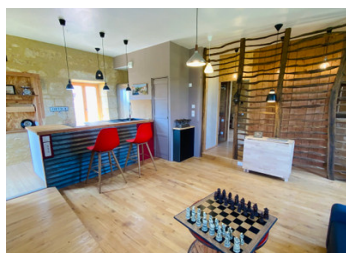


Authentic old Périgourdine farmhouse with barns in a picturesque village 12 km from medieval Sarlat.



INFORMATION

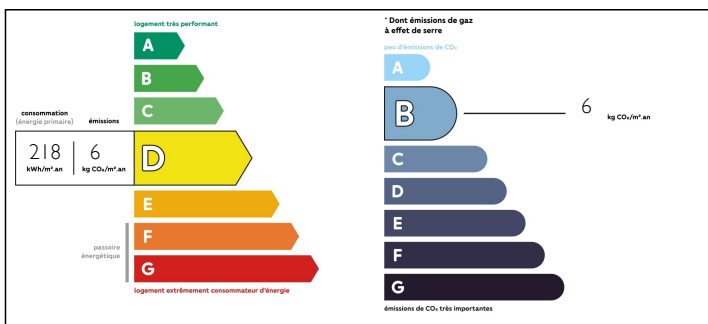
Town:	Prats-de-Carlux
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	169 m2
Plot Size:	3700 m2



IN BRIEF

Beautiful farmhouse with numerous old barns/outbuildings in the heart of the black Perigord. Exquisitely renovated, the main house offers a peaceful retreat only 12 minutes from Sarlat-la-Caneda. This beautiful ensemble consists of a main house with a large double garage, old stone cottage, a large detached barn and old piggery with its traditional lauze roof. Pretty garden that wraps around the property lending to numerous outdoor alfresco spaces to bask in the sunlight. The main house has been tastefully renovated utilising high quality and optimal performing materials yet not compromising on retaining original character accents such as exposed stone walls and large wooden ceiling beams. Clever integration such as turning the old limestone sinks into window ledges and shelves - a real symphony of old & new.

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.



LOCAL TAXES

Taxe foncière: **586 EUR**

NOTES

DESCRIPTION

Main entrance to the house steps straight into the large living room/salon (38 m²) which is naturally luminous due to double aspect windows and French doors that leads to the rear gardens. Internal access to the garage can be found on the far left hand side of the living room and a beautiful feature fireplace - wall mounted wood burning insert.

Staircase to the first floor can be found on the corner right hand side and an archway which leads to the a large fully fitted kitchen with a huge island unit for family gatherings and entertaining. (40 m²) The kitchen has French doors leading to the back garden on the left hand side wall, free standing pellet burner and along the right hand side is a doorway which leads to the downstairs shower room & WC (9.6 m²) along with a small pantry room/cave (3.3 m²)

Sleeping quarters (first floor) finds 2 bedrooms, one with an ensuite shower room, reception room/bedroom 3.

Bedroom 1: 14 m²

Bedroom 2: 23 m²

Shower room: 2.2 m²

WC: 1.3 m²

Reception room with kitchenette: 28.5 m² - this room has an additional separate access

Loft room with 2 windows 45.6 m²

Adjacent to the house is a large deep pitched garage (29 m² and a ceiling height of 6.8 m) - can be accessed from the living room also.

A further stone cottage with communicating rooms, large attic and sous sol. Benefits from new doors, windows and roof.

Room 1: Large feature fireplace 19.7...