



AGENCE IMMOBILIERE CIP

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313 000 €

Buying maison contemporaine

4 rooms

Surface : 107 m²

Surface of the land : 8016 m²

Year of construction : 1982

Exposition : Plein sud

View : Dégagée

Hot water : Electrique

Inner condition : A rafraîchir

External condition : good

Couverture : tiles

Features :

Piscine, Cheminée, Bedroom on ground floor, double glazing, Calme

3 bedroom

1 terrace

1 shower

1 WC

2 garage

1 parking

2 cellars

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

15/06/2025 - Prix T.T.C



Maison contemporaine BOY Carsac-Aillac

Welcome to this contemporary house nestled in the charming town of Carsac Aillac! Discover the perfect balance between modern comfort, green nature and proximity to amenities. Property Features: Dream location: Just 500 m from the village center, this contemporary house is ideally located with schools, shops and all amenities within easy reach. 10 km from Sarlat, in the heart of Périgord Noir, you are at the center of the action while enjoying unparalleled tranquility. Generous living spaces: This 107 m2 property offers an impeccable layout. The ground floor includes a welcoming entrance, a spacious living/dining room with open fireplace, an independent and equipped kitchen, a bathroom, a toilet, 3 comfortable bedrooms and a convertible attic. The garden level houses garages, a boiler room, a cellar, a storeroom, an adjoining lean-to and a storage/garage room under the terrace. Dream outdoor space: The 8016m2 plot offers a breathtaking panoramic view of the Dordogne valley. Enjoy a 10/5 m swimming pool with beach for unforgettable moments of relaxation. The large, light-filled, southwest-facing terrace is the ideal place for al fresco dining and memorable evenings. Investment potential: With a buildable area of 3909 m2 including a plantation of truffle oaks



Fees and charges :

Agence Immobilière CIP - 49 rue de la République - 24200 Sarlat
313 000 € agency fees 4,15% a the responsibility of the buyer included
Tél: 05.53.59.00.73 - nouvelle.cip@wanadoo.fr

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