



# AGENCE IMMOBILIERE CIP

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**313 000 €**

**Buying maison contemporaine**

**4 rooms**

**Surface : 107 m<sup>2</sup>**

**Surface of the land : 8016 m<sup>2</sup>**

**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

03/05/2024 - 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 m<sup>2</sup> 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 8016m<sup>2</sup> 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 m<sup>2</sup> 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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