



Reference : 5954



25min SOUTH OF SARLAT, IN A VERY QUIET ENVIRONMENT, MAGNIFICENT PROPERTY COMPOSED OF 2 HOUSES, A CONVERTIBLE OUTBUILDING AND A SWIMMING POOL SET ON A 1HA PLOT OF LAND.

**936 000 €** HAI  
(Reference : 5954)

### Main house comprising : ground floor :

Kitchen 38,5m<sup>2</sup>, laundry room/wc 9,5m<sup>2</sup>, corridor 4,5m<sup>2</sup> + closet, bedroom 13m<sup>2</sup> + shower room/WC 3,8m<sup>2</sup>, bedroom 12,5m<sup>2</sup> + shower room/WC 3,5m<sup>2</sup>

### 1st Floor :

Living room 46,2m<sup>2</sup> + stove, corridor 3,7m<sup>2</sup>, bedroom 11m<sup>2</sup>, master suite : a corridor 11m<sup>2</sup>, bathroom/shower/WC 7,1m<sup>2</sup>, dressing room 3,7m<sup>2</sup>, bedroom 17,3m<sup>2</sup> + closet.

### Guest house :

Ground floor : Kitchen 26m<sup>2</sup> + stove, living room 50,6m<sup>2</sup> + fireplace, bedroom 17,5m<sup>2</sup>, shower room/WC, landing 2,4m<sup>2</sup>.

### 1st Floor :

Landing 6,8m<sup>2</sup>, bedroom 19,9m<sup>2</sup>, bedroom 25m<sup>2</sup>, bathroom/WC 5,4m<sup>2</sup>.

### Exterior :

About 1HA of partly wooded land, double open garage with possibility to create an independent apartment, swimming pool.

+++

openery quiet location, no work to be expected, small shop nearby, double glazing, electric heating and wood, recent septic tank.