



Reference : 5419



CLOSE TO SARLAT - MAGNIFICENT TEMPLAR CHAPEL RESTORED VERY RECENTLY. ON A 5.9 ACRES PARK WITH SWIMMING POOL, THE HOUSE OFFERS BEAUTIFUL ROOMS AND 4 BEDROOMS. IDEAL LARGE FAMILY OR B&B !!!

**800 000 € HAI**  
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### The House :

Ground floor : Hall and dressing room 13.5 m<sup>2</sup>, shower-room with WC, bedroom 1 °, 27 m<sup>2</sup> with ensuite bathroom 8 m<sup>2</sup> and separate WC 2.7 m<sup>2</sup>. Up a few steps, the fully-equipped kitchen 30.3 m<sup>2</sup>, the lounge/dining room 50.2 m<sup>2</sup>. On the first floor, landing, bedroom 2 °, 25.4 m<sup>2</sup>, with ensuite bathroom 11.7 m<sup>2</sup> with separate WC 2.45 m<sup>2</sup>. Bedroom 3 °, 15 m<sup>2</sup>, bedroom/office 7.6 m<sup>2</sup> and shower room 5 m<sup>2</sup>. Garden level, accessed by a spiral staircase from the living room, big reception hall with large bay window 64 m<sup>2</sup> and technical room 25 m<sup>2</sup>.

### The outbuilding :

Brand new tobacco drying shed, not adjacent to the priory, approximately 75 m<sup>2</sup> on two floors, workshop 35 m<sup>2</sup> and carport.

### Exterior :

Raised park and vast meadows, ideal for horses. The swimming pool area extends the living space (swimming pool 11x4m - depth 120cm/160cm + pool house) and a covered terrace adds dining space around a lovely little pond with a fountain (spring water).

### More information :

Restoration 2014 / metal door/window frames and double glazing / septic up to current regulation / aérothermal central heating with underfloor low-temperature heating /