



Reference : 5516



SARLAT CENTRE - "MAISON DE MAITRE" OF THE 1900'S APPROX. 165 m<sup>2</sup> OFFERING LARGE ROOMS, 5 BEDROOMS, BEAUTIFUL TERRACE. ALL THE ARCHITECTURAL FEATURES WERE PRESERVED. MINOR TLC NEEDED !

**233 000 € HAI VENDU**  
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### GROUND FLOOR:

Hall 10.7m<sup>2</sup>, living room and dining room (23.5 et 12.5m<sup>2</sup>), kitchen 10.8m<sup>2</sup>, laundry and boiler room 3.5m<sup>2</sup> with access to the terrace, WC.

### FIRST FLOOR:

Landing 8.2m<sup>2</sup> with balcony, 3 bedrooms (11.6, 12.9 et 15.3m<sup>2</sup>), shower and bathroom and WC 9.2m<sup>2</sup>.

### SECOND FLOOR:

Landing 2.8m<sup>2</sup>, 2 bedrooms and a shower room with WC (17, 14.7 et 3.8m<sup>2</sup>), study room 6.5m<sup>2</sup>.

### THE EXTERIORS:

Behind the house, a terrace with no "vis a vis".

### MORE DETAILS +++:

House of the 1900's with all the architectural features such as parquets, woodwork, cornice, mouldings, marble fireplaces, staircase... City gas heating, air conditioning in lounge, dining room and certain bedrooms. Mains sewage. Double glazing partially. Land tax on 1700 €/year.