



Reference : 5667



15KM AWAY N-E FROM SARLAT, BEAUTIFUL PROPERTY COMPOSED OF A MAIN HOUSE, A GUEST HOUSE, SWIMMING POOL, TERRACES & LITTLE STONE BARN ON VERY LOVELY PARK OF 3 ACRES. CHARMING PROPERTY, GOOD QUALITY RESTORATION ! REAL CRUSH !

**625 000 € HAI VENDU**  
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### Main house composed of :

kitchen 18m<sup>2</sup> & dining room 19.7m<sup>2</sup> opened on terrace 43.5m<sup>2</sup> with view on the countryside, lounge with fireplace 48.7m<sup>2</sup> opened on a large covered terrace on the front of the house, corridor 4.8m<sup>2</sup> with cupboard, bathroom/wc 10m<sup>2</sup>, bedroom 17m<sup>2</sup>.

### First Floor :

Landing 3m<sup>2</sup>, little lounge 17m<sup>2</sup>, 2 bedrooms (15m<sup>2</sup>, 13m<sup>2</sup>), wc 2.8m<sup>2</sup>, master bedroom : landing 6m<sup>2</sup>, shower room/wc 8m<sup>2</sup>, bedroom 24.5m<sup>2</sup>. Second floor : bedroom 9.5m<sup>2</sup> + wc.

### Guest house, approx 58m<sup>2</sup> (attached but totally independent) :

Garden level : kitchen/living room opened on terrace, shower room/wc. First floor : 2 bedrooms with wc.

### Exterior and outbuildings :

Lovely terrace - Swimming pool with solarium : 10x5m<sup>2</sup> with electric and retractable dome (liner 2018) - Pool house with stone bread oven - Little stone barn - Beautiful raised park of 3 acres.

### More details - +++ :

Wonderful property with high quality features, nice and bright living areas, only 15km away from Sarlat in a peaceful location ! - The closest shops and amenities are 7km away - Well maintained property - Double glazing - Heating : reversible air-conditioning - Septic tank - Ideal rental income !