



Reference : 5678



STONE PROPERTY BETWEEN SARLAT AND BERGERAC - COUNTRYSIDE ENVIRONMENT, IN ABSOLUTE TRANQUILITY - MAIN HOUSE AND GUEST HOUSE !! IDEAL SECONDARY HOME OR RENTAL INVESTMENT !!

**336 000 € HAI**  
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### MAIN HOUSE / Courtyard :

Lounge 41 m<sup>2</sup>, kitchen and dining room 31 m<sup>2</sup> opening onto covered terrace 22 m<sup>2</sup>.

### UPSTAIRS :

Landing and corridor 14 m<sup>2</sup> serving 3 bedrooms (10, 8 and 7 m<sup>2</sup>), a bathroom with WC 5 m<sup>2</sup> and separate WC 2 m<sup>2</sup>.

### GUEST HOUSE :

Attached to the main house, a large living room with kitchen 50 m<sup>2</sup> (groundfloor) and a bedroom with bathroom and toilet mezzanine 16 m<sup>2</sup> (upstairs).

### THE EXTERIORS AND OUTBUILDINGS :

The property is implanted on a plot with fruit trees of 1,17 acres, partly fenced. In addition to the main house and the guest house, developed around a courtyard, there is an office that can be used as an additional bedroom with water point 14.5 m<sup>2</sup>, a laundry room-cellar 4 m<sup>2</sup>, a tool shed .

### MORE DETAILS +++ :

Character property in "L shape" around a shaded courtyard, restored in the 80s in a concern of conservation of all the architectural character elements (terracotta floor, exposed beams and stones, oak elements. ) - double glazing - electric heating and beautiful fireplace - septic tank - swimming pool - virgin DPE.