



Reference : 5683



SOUTH FROM SARLAT, IN A VILLAGE WITH ALL AMENITIES, BEAUTIFUL RESTORED STONE "LONGÈRE" FROM THE 19 TH CENTURY - QUIET LOCATION, WITH VIEW ! IDEAL FAMILY HOUSE OR B&B. A MUST SEE !!

**430 500 € HAI VENDU**  
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## THE HOUSE / GARDEN FLOOR :

Living room with wood stove in fireplace 42.7 m<sup>2</sup>, kitchen 27.3 m<sup>2</sup>, 3 bedrooms (29.7, 22.3 and 13.4 m<sup>2</sup>), bathroom with WC 5.9 m<sup>2</sup>, shower room with WC 4.1 m<sup>2</sup>, corridors 21.2 m<sup>2</sup>.

## FIRST FLOOR :

Landing with wash basin and WC, bedroom 48.8 m<sup>2</sup>, and access to the attic.

## THE EXTERIORS AND OUTBUILDINGS :

The property consists of the main "longère", a large barn of about 200 m<sup>2</sup> (can be restored) with garage and carport, a cellar with boiler room and wine cellar 30 m<sup>2</sup>, a former chapel 30.6 m<sup>2</sup> and several stone outbuildings 30 m<sup>2</sup>. It is set on a 3.36 acre park, of which 3000 m<sup>2</sup> is constructible. The "L" shape house is developed around a reception court yard from which you enjoy a lovely view.

## MORE DETAILS - +++ :

Property from the beginning of the 19th Century, restored ten years ago, having retained all the architectural character elements - central heating via heat pump (aerothermy) - new septic tank, up to the current regulation - quality double glazing with mosquito nets - water softener - Land tax 704 € a year - building plot remaining !!