



Reference : 5719



SPLENDID VILLA OF THE 1850s, IN THE HEART OF A LITTLE TOWN, WITH ALL AMENITIES WITHIN WALKING DISTANCE. IT IS SET IN A FULLY FENCED PARK, WITH GUEST HOUSE, SWIMMING POOL AND OUTBUILDING. UNIQUE PROPERTY TO DISCOVER WITHOUT DELAY !!

**875 000 € HAI**

(Reference : 5719)

## THE VILLA / GROUND FLOOR :

Reception hall 20m<sup>2</sup>, living - dining room 43.4m<sup>2</sup>, dining/kitchen in the winter garden 29.1m<sup>2</sup>, office 12.6m<sup>2</sup>, laundry room - storeroom 8.6m<sup>2</sup>, WC with washbasin 1.8m<sup>2</sup>.

## FIRST FLOOR :

Landing 10m<sup>2</sup>, 4 bedrooms (10.8m<sup>2</sup>, 12.9m<sup>2</sup>, 18.3m<sup>2</sup> and 18.3m<sup>2</sup>), 2 private shower rooms (1.6m<sup>2</sup> and 2m<sup>2</sup>), private bathroom 5.3m<sup>2</sup>, WC with washbasin 3m<sup>2</sup>. Two bedrooms opens onto a large terrace of approx. 35m<sup>2</sup>, from which you can enjoy a view over the village.

## SECOND FLOOR :

Landing 8.8m<sup>2</sup>, 4 bedrooms (10.8m<sup>2</sup>, 15.4m<sup>2</sup>, 16.9m<sup>2</sup> and 17.2m<sup>2</sup>), 2 shower rooms (2.2m<sup>2</sup> and 2.6m<sup>2</sup> / one shared and one private), WC with washbasin 2.2m<sup>2</sup>.

## THE EXTERIORS AND OUTBUILDINGS :

Once having crossed the electric gate, we reach the property by an alley planted with linden trees. We discover this villa, in the middle of its park of 3.817 m<sup>2</sup> with many fruit trees, crossed by a small stream. All around have been arranged several gravelled alleys lined with boxwood, the guest house benefits from an English garden. Near the house, pool area with solarium and shaded terrace under wisteria (swimming pool of atypical shape 11.5 x 4.5 m, with shallow steps, salt water, heated, deep.: 1.65 m). Double carport, surrounded by two workshops 108 m<sup>2</sup>.

## THE GUEST HOUSE :

On two levels and opened onto a covered terrace with stone barbecue, living room, kitchen, bedroom, shower room, toilet, laundry (140 m<sup>2</sup>). Independant covered access.



# HOGAN LACROIX

*REAL ESTATE AGENCY IN SARLAT*

13 Av. Thiers 24200, Sarlat  
Phone : +33 (0)5 53 28 50 88

House built in 1850, fully restored with taste and many quality features (stone paving, Hungarian point parquet, ceiling mouldings, ...) - town gas central heating and water boiler (two boilers) - double glazing - electric shutters - mains sewage. FOR MORE INFORMATION, PLEASE CONTACT US.