



Reference : 5606



20 MIN. SOUTH-EAST AWAY FROM SARLAT, IN A DOMINANT POSITION OFFERING A SUPERB PANORAMA OVER THE VALLEY, 4 BEDROOM BRIGHT HOUSE WITH SWIMMING POOL. VERY FEW WORKS TO BE EXPECTED !! IDEAL FAMILY LIFE OR RENTAL INVESTMENT !!

**199 000 € HAI**  
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## THE HOUSE / GROUND FLOOR :

Hall 4.7 m<sup>2</sup>, bright living room with wood stove 30 m<sup>2</sup>, kitchen 20.5 m<sup>2</sup>, dining room 12.5 m<sup>2</sup>. Large corridor 6.4 m<sup>2</sup> leading to 4 bedrooms (13.2, 12, 10.6, 10.2 m<sup>2</sup>), one with shower room and WC 3.5 m<sup>2</sup>, one with sinki, shower room with WC 3.8 m<sup>2</sup>.

## CELLARS :

Laudry room + boiler room + cellars 52 m<sup>2</sup>.

## THE EXTERIORS AND OUTBUILDINGS :

The house is located on a plot of 1 acre (including forest behind the house), partially fenced. swimming pool 10x5m with beautiful terraces including a raised wooden solarium overlooking the views. Double garage 46 m<sup>2</sup>.

## MORE DETAILS - +++ :

House recently restored, very bright with pleasant views over the valley. Double glazing - oil central heating (brand new radiators and oil tank) - air conditioning in bedroom - septic tank - new water boiler - property close to all amenities - HOUSE SOLD FURNISHED !!