



Reference : 5797



LOVELY VILLAGE HOUSE - 20 MIN. EAST FROM SARLAT - HOUSE TASTEFULLY RESTORED IN 2012, OFFERING BEAUTIFUL TERRACES WITH THE MOST PLEASANT VIEWS OVER THE SURROUNDING COUNTRYSIDE. TO DISCOVER WITHOUT DELAY !!

**230 000 € HAI**  
(Reference : 5797)

## THE HOUSE / GROUND FLOOR :

Beautiful hallway with cement tiles 5.2 m<sup>2</sup>, living room with "cantou" fireplace and office space 42 m<sup>2</sup> (opening onto a beautiful west-facing terrace with open view), fitted kitchen with dining area 13 m<sup>2</sup>, 2 bedrooms (14.5 and 10.2 m<sup>2</sup>), shower room with WC 6 m<sup>2</sup>, laundry room with garden access 3.8 m<sup>2</sup>.

## UPSTAIRS :

Bedroom 22 m<sup>2</sup> with shower room and WC 4.5 m<sup>2</sup>. It opens onto a beautiful west-facing terrace.

## THE EXTERIORS :

The house is implanted on a beautiful garden of 0.3 acres. Several terraces have been created to take advantage of the countryside environment, private although located in the village. A Jacuzzi with counter current swimming allows you to enjoy the superb sunsets. Possibility of parking place.

## MORE DETAILS - +++ :

Restoration 2012, having preserved the elements (stone walls, cement tiles, cantou ...) - heating by reversible air conditioning and wood stove - wood framed double glazing - mains sewage - electric hot water boiler .

ALMOST NO WORK NEEDED - ALL AMENITIES WITHIN WALKING DISTANCE, IN ONE OF THE MOST CHARMING VILLAGE OF THE DORDOGNE VALLEY !! IDEAL FOR A SECONDARY HOME OR RENTAL ACTIVITY - A VISIT IS NECESSARY !!