



Reference : 5792



CONTEMPORARY VILLA WITH MEDITERRANEAN LOOK, ON THE HEIGHTS OF SARLAT - HOUSE WITH QUALITY FEATURES, WITH INDEPENDENT APARTMENT - ON A LANDSCAPED PARK WITH POOL - IDEAL FOR LARGE FAMILY OR RENTAL INCOME !! COUP DE COEUR !!

**528 000 € HAI**  
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## THE HOUSE / ONE STOREY :

Hall with cupboards and separate WC 6 m<sup>2</sup>, living room with open kitchen 68 m<sup>2</sup>, corridor 5 m<sup>2</sup> leading to 3 en-suite bedrooms with bath-shower room and WC (11.5 + 9.5 / 13.5 + 3 and 13.7 + 7.8 m<sup>2</sup>), pantry-laundry room 4 m<sup>2</sup>. Apartment (can be independent) with living room 10.5 m<sup>2</sup>, kitchen with dining area 14 m<sup>2</sup>, 2 bedrooms (10 and 9 m<sup>2</sup>), shower room with WC 3.5 m<sup>2</sup>.

## THE HOUSE / GROUND FLOOR :

Corridor 3 m<sup>2</sup>, large basement including garages, workshop and boiler room 80 m<sup>2</sup>.

## THE EXTERIORS :

The villa is located on a landscaped park, easy to maintain, of 1.643 m<sup>2</sup>. After crossing the automated gate, we discover a multitude of flowerbeds with southern species. The alleys are paved, the stone walls. Pool area, with large solarium and barbecue, heated swimming pool 10x4 m.

## MORE DETAILS - +++ :

Built in 2004, very comfortable and bright villa, with quality materials - wooden double glazing - underfloor heating by city gas boiler - mains sewage - swimming pool heated by heat pump (two protective covers).

HOUSE OFFERING A GREAT LIVING COMFORT, EASY TO MAINTAIN, WITH EVEN THE POSSIBILITY OF RENTAL INCOME ! QUIET BUT NOT ISOLATED ENVIRONMENT - FOR MORE INFORMATION, PLEASE CONTACT US.