



Reference : 5851



IDEALLY LOCATED BETWEEN SARLAT AND MONTIGNAC, BEAUTIFUL STONE SET INCLUDING THREE GITES OR MAIN HOUSE, EACH WITH PRIVATE EXTERIOR, ON A VERY NICE LANDSCAPED PARK WITH SWIMMING POOL AND LARGE SOLARIUM. PROPERTY WITH GOOD RENTAL INCOME !!

**460 000 € HAI**  
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### GITE 1 (approx. 100 m<sup>2</sup>) :

On the ground floor: living room with insert in fireplace and open plan kitchen 57 m<sup>2</sup>, opening onto private terrace, bedroom 11.5 m<sup>2</sup>, bath and shower room 8 m<sup>2</sup>, WC 1.7 m<sup>2</sup>. Upstairs, 2 bedrooms (11.5 and 11.3 m<sup>2</sup>) and WC 2 m<sup>2</sup>.

### Gite 2 (approx. 55 m<sup>2</sup>) :

Living room with kitchen 30 m<sup>2</sup> opening onto terrace, WC 1.5 m<sup>2</sup>. Upstairs, 2 bedrooms (9.2 and 8.8 m<sup>2</sup>), shower room with WC 4.5 m<sup>2</sup>.

### GITE 3 (approx. 80 m<sup>2</sup>) :

7.5 m<sup>2</sup> sas, 27 m<sup>2</sup> living room with kitchen opening onto terrace. Upstairs, master bedroom 17.5 m<sup>2</sup> with shower room and WC 3.7 m<sup>2</sup>, 2 bedrooms (9 and 8 m<sup>2</sup>), shower room with WC 3 m<sup>2</sup>.

### EXTERIORS AND OUTBUILDINGS :

All three gites have an access via a large courtyard (old farmhouse in "U" shape) of about 250 m<sup>2</sup> with a covered terrace with former bread oven of 55 m<sup>2</sup>. They develop on a fully fenced plot of 0.95 acres, with a beautiful secure swimming pool area of 10x5 m. In addition to the main buildings, there is an old stable of 70 m<sup>2</sup> on two levels, as well as a barn of 115 m<sup>2</sup>, both still to be converted. In many places, cozy terraces have been created. From the park, you will enjoy a panoramic view over the countryside.

### MORE DETAILS +++ :

Property from the very beginning of the 19th Century. Former "U" shaped farmhouse, restored to accommodate three gites for a total capacity of 16 people or more depending on the remaining possible arrangements. Electric heating - partly double glazing - septic tank.

FOR MORE INFORMATION, PLEASE CONTACT OUR AGENCY !



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