



Reference : 5964



NEAR SARLAT, IN AN EXCEPTIONAL WOODED ENVIRONMENT, SUPERB STONE SET INCLUDING FOUR INDEPENDENT HOUSES, WITH PRIVATE OUTSIDE, AND LARGE POOL AREA. TYPICAL GITES COMPLEX OF "PERIGORD NOIR". VERY RARE !!!

**1 100 000 € HAI**  
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### FIRST HOUSE (two apartments, on three levels / approx. 196 m<sup>2</sup>):

On the ground floor: living room 20 m<sup>2</sup>, fitted kitchen 16 m<sup>2</sup> with cellar boiler room 4.5 m<sup>2</sup>. Adjoining laundry room with WC 10 m<sup>2</sup>. Upstairs, office living room 27 m<sup>2</sup>, two bedrooms (20.5 and 10 m<sup>2</sup>) with large cupboards, second office 10 m<sup>2</sup>, bathroom and shower with WC 8.5 m<sup>2</sup>. On the upper floor, with independent access, the gite: living room, fitted kitchen, two bedrooms, shower room with WC, private terrace.

### SECOND HOUSE OR GITE (approx. 140 m<sup>2</sup>) :

On three levels: living room with fireplace, fitted kitchen and utility room, four bedrooms, bathroom with WC, shower room with WC, utility room, boiler room, separate WC, beautiful east-facing terrace.

### THIRD HOUSE OR GITE (approx. 103 m<sup>2</sup>) :

On three levels: living room with fireplace, kitchen and utility room, three bedrooms, two shower rooms, one with WC, separate WC. Terrace and lean-to.

### FOURTH HOUSE OR GITE (approx. 82 m<sup>2</sup>):

On two levels: living room with fitted kitchen, two bedrooms including a large dormitory, shower room, separate WC, garage. Terrace.

### THE EXTERIORS AND OUTBUILDING :

This stone property, typical of the Périgord Noir, sits on a mostly wooded land of approximately 7.5 ha. There is a 11.3x5.3 m swimming pool area with diving pit, heated, secure and arched with a large Turkish stone solarium. Each house has its own private exterior, parking and one or more storage sheds. In addition, large garage with workshop 35 m<sup>2</sup>. ADDITIONAL INFORMATION: single and double glazing, oil-fired central heating (recent Viessman boilers) or electric, four septic tanks. TRUE BLOW OF HEART - FAMILY PROPERTY OR RENTAL INVESTMENT !!



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THANK YOU FOR CONTACTING US FOR FURTHER INFORMATION, ESPECIALLY THE RENTAL RETURN !!!