



Reference : 5984



15 MIN. SOUTH FROM SARLAT, IN A SMALL VILLAGE OF THE DORDOGNE VALLEY, WITH ALL AMENITIES, CHARMING RESTORED VILLA WITH 5 BEDROOMS, SWIMMING POOL AND POOL HOUSE, WITH LOVELY VIEWS OVER THE COUNTRYSIDE!! TO DISCOVER WITHOUT DELAY!!

553 850 € HAI

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THE HOUSE / GROUND FLOOR :

Entrance with wood stove 7 m², fitted kitchen (2022) 23 m², living room with fireplace 37.5 m² opening onto veranda with south-facing view 14.5 m², corridor 6.2 m² leading to two bedrooms (12.7 and 11.7 m²), shower room 5.5 m², separate WC. By an outside access, office or extra bedroom 10.5 m² with WC 1.5 m².

UPSTAIRS :

Landing and cupboards 15 m², 3 bedrooms (10.2, 9.3 and 8.3 m²), bathroom with WC 6.5 m².

GARDEN FLOOR :

Complete basement including triple garage (42, 26, 12 m²), boiler room 13 m², workshop 31 m² and cellar 5 m².

THE EXTERIORS AND OUTBUILDINGS :

This property is embellished with a superb swimming pool area, fully enclosed with gates and a real pool house with kitchen and shower room with WC 13.3 m² - Solarium and covered terrace 26.5 m² - double carport 34 m² - paved paths - Land of 1.27 acres, planted with many fruit trees.

MORE DETAILS - +++ :

House restored in 2022 (traditional construction of high quality 1990) - aluminum double glazing - heat pump, Jotul wood stove and large fireplace - double septic tank - TF: €1960 per year.