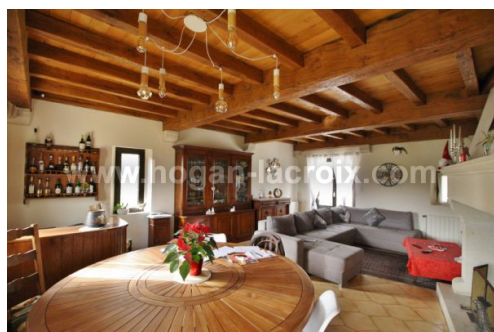




Reference : 5984



- ALMOST SOLD -

**553 850 €** HAI **VENDU**  
(Reference : 5984)

## THE HOUSE / GROUND FLOOR :

Entrance with wood stove 7 m<sup>2</sup>, fitted kitchen (2022) 23 m<sup>2</sup>, living room with fireplace 37.5 m<sup>2</sup> opening onto veranda with south-facing view 14.5 m<sup>2</sup>, corridor 6.2 m<sup>2</sup> leading to two bedrooms (12.7 and 11.7 m<sup>2</sup>), shower room 5.5 m<sup>2</sup>, separate WC. By an outside access, office or extra bedroom 10.5 m<sup>2</sup> with WC 1.5 m<sup>2</sup>.

## UPSTAIRS :

Landing and cupboards 15 m<sup>2</sup>, 3 bedrooms (10.2, 9.3 and 8.3 m<sup>2</sup>), bathroom with WC 6.5 m<sup>2</sup>.

## GARDEN FLOOR :

Complete basement including triple garage (42, 26, 12 m<sup>2</sup>), boiler room 13 m<sup>2</sup>, workshop 31 m<sup>2</sup> and cellar 5 m<sup>2</sup>.

## 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 m<sup>2</sup> - Solarium and covered terrace 26.5 m<sup>2</sup> - double carport 34 m<sup>2</sup> - 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.

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!!



# HOGAN LACROIX

*REAL ESTATE AGENCY IN SARLAT*

13 Av. Thiers 24200, Sarlat  
Phone : +33 (0)5 53 28 50 88