

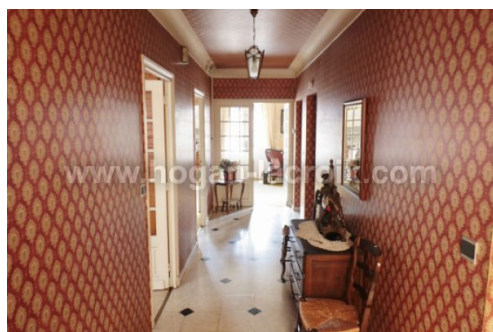


# HOGAN LACROIX

REAL ESTATE AGENCY IN SARLAT

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Reference : 5990



IN THE HEART OF THE MEDIEVAL CITY OF GOURDON, 25MIN SOUTH-EAST OF SARLAT, BUILDING COMPRISING A LARGE COMMERCIAL SPACE AND A LARGE TOWN HOUSE IN NEED OF T.L.C.

## 233 200 € HAI

(Reference : 5990)

### House comprising on the ground floor (main street) :

entrance 10m<sup>2</sup>, storage (oil tank) 9.5m<sup>2</sup>, boiler room 8.5m<sup>2</sup>, cellar 10.2m<sup>2</sup>.

### On the ground floor on the back of the building :

entrance 11.2m<sup>2</sup>, kitchen 14.4m<sup>2</sup>, living room 36.3m<sup>2</sup> opening onto a balcony, bedroom 9m<sup>2</sup> with closet, toilet, landing 3.6m<sup>2</sup>.

### First floor :

Landing 2.4m<sup>2</sup>, corridor 7.7m<sup>2</sup>, 4 bedrooms (9.7m<sup>2</sup> with closet, 16.7m<sup>2</sup>, 9m<sup>2</sup> with closet, 11m<sup>2</sup> with closet), bathroom 7.3m<sup>2</sup>, bathroom 2.7m<sup>2</sup>, toilet 2.2m<sup>2</sup>, storage 2.5m<sup>2</sup>.

### Attic :

45m<sup>2</sup>.

### Shop of approx. 70 m<sup>2</sup> including :

shop - storage - wc.

### Additional information :

All-in-the-sewer - Oil heating - Shops and all amenities within walking distance