



Reference : 5995



**\*\* UNDER OFFER \*\*** 20 MINUTES AWAY FROM SARLAT, IN A QUIET LOCATION, LOVELY OLD STONE ENSEMBLE WITH SWIMMING POOL AND POSS. GITE !

**495 000 € HAI VENDU**  
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Entrance 11.2m<sup>2</sup>, kitchen 25m<sup>2</sup>, living room 32m<sup>2</sup> with fireplace, games room/laundry room 29m<sup>2</sup>, shower room 5.4m<sup>2</sup>, wc 1.4m<sup>2</sup>.

### First floor :

Master bedroom 14.5m<sup>2</sup> with private shower room 12m<sup>2</sup>, 2 bedrooms (19m<sup>2</sup>, 14m<sup>2</sup>), cloakroom (poss. salle d'eau/wc).

### Guest house in need of TLC :

living room 36m<sup>2</sup>, 2 bedrooms (25m<sup>2</sup>, 13.5m<sup>2</sup>), wc.

### Exterior :

2 cellars (23.6m<sup>2</sup>, 35.5m<sup>2</sup>), garden shed 13.2m<sup>2</sup>, swimming pool 10x5m with pump house 2.3m<sup>2</sup>, 6900m<sup>2</sup> of land with lovely walnut trees.

### More information :

Single glazing, gas central heating and electric, functional fireplace, 5 minutes from shops and river, 20 minutes from Sarlat et 15 minutes from motorway, quiet location but not isolated, septic tank, Taxe foncière 1600euros/year.