



HOGAN LACROIX

REAL ESTATE AGENCY IN SARLAT

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

Reference : 6024



15 MIN. NORTH-WEST FROM SARLAT - HIGH QUALITY RESTORATION FOR THIS TYPICAL FARMHOUSE OF PERIGORD NOIR - QUIET, IN A DOMINANT POSITION, WITH SWIMMING POOL AND OUTBUILDINGS, IT IS IDEAL FOR A SECONDARY RESIDENCE OR RENTAL INVESTMENT!!

498 000 € HAI VENDU

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THE HOUSE, BUILT ON CELLARS:

Living room with fireplace, fitted kitchen opening onto a covered terrace, master ensuite bedroom with bathroom and shower, dressing room and separate WC.

FIRST FLOOR :

Corridor landing, two bedrooms, shower room with WC. Convertible attic.

THE EXTERIORS AND OUTBUILDINGS :

A private driveway, crossing the woods, leads to this farmhouse consisting of the restored main house, the ruins of a bread oven, two piggeries, a courtyard and a large barn with a separate bedroom, which can be fitted out. On the 1.1 acre plot, there is a 9x3.5 m heated swimming pool with a flat bottom and its vast travertine solarium.

MORE DETAILS - +++ :

High quality restoration since 2019 - wooden double glazing with mosquito nets - reversible air conditioning (8 units) - septic tank - electric water boiler - rainwater recovery tank - Property tax: €600 per year.

IDEAL SET FOR SECONDARY RESIDENCE IN PERIGORD NOIR OR RENTAL INVESTMENT WITH GREAT RENTAL POTENTIAL!!!
PROPERTY EXTREMELY RARE ON THE MARKET!!!