



Reference : 6027



RARE PROPERTY !! ONLY 20 MINUTES AWAY FROM SARLAT, 16HA OF LAND, 3 BARNs AND OTHER AGRICULTURAL BUILDINGS, AND, LAST BUT NOT LEAST, A LOVELY OLD STONE HOUSE BEAUTIFULLY RESTORED !

**595 500 €** HAI  
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### House composed of : ground floor :

Living room 35 m<sup>2</sup> with open plan kitchen with access to a terrace 24 m<sup>2</sup>, lounge 16 m<sup>2</sup> with fireplace, dining room 16 m<sup>2</sup>, landing 16m<sup>2</sup>, corridor 4.8m<sup>2</sup>, WC 1m<sup>2</sup>, shower room 6,5 m<sup>2</sup>, bedroom 14 m<sup>2</sup>, master bedroom with dressing room 18 m<sup>2</sup>.

### First floor :

Landing/games room 26m<sup>2</sup>, 3 bedrooms (21m<sup>2</sup>, 9m<sup>2</sup> et 15.2m<sup>2</sup>), bathroom 5 m<sup>2</sup> with WC, cinema room 15 m<sup>2</sup>.

### Garden level :

Cellar 68 m<sup>2</sup>, summer kitchen 17 m<sup>2</sup> games room 14 m<sup>2</sup> (poss. granny flat).

### Outbuildings :

3 barns (232 m<sup>2</sup>, 195 m<sup>2</sup> et 179 m<sup>2</sup>), old pigsty 341 m<sup>2</sup>, hangar 540 m<sup>2</sup> et old bread oven.

### More info :

Oil central heating (3 years old boiler) and wood boiler. Double glazing. Septic tank. Taxe foncière : 1 711 € /an