



Reference : 6009



NICE RESTORATION PROJECT FOR THIS TOWN CENTER HOUSE WITH ALL FACILITIES ON FOOT!!

**104 500 €** HAI **VENDU**  
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### THE HOUSE, OVERLOOKING SOUTH FACING TERRACE:

Kitchen 12.3 m<sup>2</sup>, living room with fireplace 24.5 m<sup>2</sup>, two bedrooms (14 and 12 m<sup>2</sup>), bathroom 4 m<sup>2</sup> opening onto a loggia 4 m<sup>2</sup>, separate WC 1 m<sup>2</sup> and hallway 3.8 m<sup>2</sup>.

### THE HOUSE OFFERS ON THE GARDEN LEVEL:

Garage 21.5 m<sup>2</sup> and cellar 33 m<sup>2</sup>. Storage under the terrace.

### THE EXTERIORS :

The house is located in the second line, on a fenced and raised ground of 0.16 acres. Access is from the road via a path on which there is a right of way.

### MORE DETAILS - +++ :

Charming stone house to rehabilitate - single glazing - electric radiators - electric water boiler - mains sewage.

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SARLAT CENTER - LOVELY LITTLE HOUSE TO RESTORE, VERY BRIGHT AND OFFERING NICE VOLUMES - SOUTH FACING AND WITH A FENCED LAND, IT IS IDEAL FOR A FIRST PURCHASE OR A RENTAL INVESTMENT!! VERY RARE ON THE MARKET!! TO DISCOVER QUICKLY!!