



HOGAN LACROIX

REAL ESTATE AGENCY IN SARLAT

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Reference : 6040



HALFWAY BETWEEN SARLAT AND SOUILLAC, 10 MIN FROM ALL AMENITIES, CHARMING STONE HOUSE IN HAMLET, WITH SWIMMING POOL AND NUMEROUS TERRACES FROM WHICH YOU ENJOY VIEWS OVER THE VALLEY!! IDEAL SECONDARY RESIDENCE OR RENTAL INVESTMENT!!

195 000 € HAI VENDU
(Reference : 6040)

THE HOUSE, ON THE FIRST LEVEL:

After the carriage entrance, opening onto a small courtyard, 2 bedrooms (17.5 and 16.5 m²), landing 5 m².

FIRST FLOOR :

Living room 24 m², dining room with wood stove 26 m², kitchen 7 m² (opening onto dining terrace), shower room with laundry room 4 m², separate WC 1.5 m², hallway with cupboard 2.5 m².

ON THE SECOND FLOOR:

Two bedrooms (11.5 m² and 7 m²), the largest of which opens onto a terrace with a view.

THE EXTERIORS :

This stone house, on three levels, is built on terraced land of approximately 635 m². On each level, there are furnished terraces, from which you can enjoy views over the roofs of the town or the Dordogne valley (they are all facing west). Octagonal above-ground pool, cellars, outdoor dining area and large solarium. Wooded plot.

House whose origins date back to 1806 - in good condition but in need of TLC - single glazing - wood stove and poss. electric heating - septic tank - property tax €897 per year.