



Reference : 6061



**\*\* ALMOST SOLD \*\* SARLAT ! ONLY 5MIN WALK FROM THE TOWN CENTRE AND SHOPS, IN A PEACEFUL AREA, NICE ARCHITECT HOUSE WITH LOVELY GARDEN ! TO VISIT WITHOUT DELAY!!!**

**160 500 € HAI VENDU**  
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## House composed of : in garden level :

living room / kitchen 31m<sup>2</sup> with pellet stove, utility room / wc 3.8m<sup>2</sup>.

## First floor :

2 bedrooms (13.6m<sup>2</sup>, 13.8m<sup>2</sup>), landing and shower room 5m<sup>2</sup>.

## Exterior :

Private dining area, sunny and/or shady. Nice and easy to maintain garden of 423m<sup>2</sup>.

## More details - +++ :

Double glazing - Heating : pellet stove + electric - Mains drainage - Year of construction: 2008 - Tax: approx. 1200€ - DPE : 159.8. Its location is ideal, in a very peaceful area, a few steps from all amenities and the medieval heart of Sarlat. Ideal for holiday home or rental activity!