HOGAN LACROIX
*REAL ESTATE AGENCY IN SARLAT*

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

**Reference : 6067**








5 MIN. FROM SARLAT!! SUPERB "PROVENCAL" STYLE VILLA WITH QUALITY ELEMENTS, IN A COUNTRYSIDE ENVIRONMENT - HOUSE DESIGNED IN 2009, WHICH WILL SEDUCE BY ITS GREAT COMFORT OF LIFE!! TO DISCOVER WITHOUT DELAY, A TRUE FAVORITE !!

## 790 000 € HAI VENDU

(Reference : 6067)

## THE HOUSE / GARDEN FLOOR :

Hallway with dressing room 9 m² and WC 3 m², living room with stone fireplace and cathedral ceiling with exposed beams 50 m², fitted kitchen with dining area opening onto a sheltered terrace 43 m², study room 14.5 m², antechamber with library 8.6 m² leading to two ensuite bedrooms. The first of 17.2 m², with dressing room 4.3 m² and bathroom and shower with WC 11.5 m². The second of 19 m² with storage and shower room with WC 8 m². Utility room 10 m² with access to the double garage of 43 m². Adjoining and able to communicate with the living room, a south-facing veranda of 16.5 m² (ideal winter garden or spa).

## UPSTAIRS :

Landing, office lounge that can be used as a bedroom 12 m², a parental ensuite 18.5 m² with storage and shower room with WC 8.8 m², separate WC 3 m².

## BASEMENT :

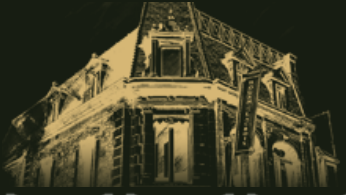
On 112 m², there is a garage - workshop, a technical room with two water tanks (70 m3), a boiler room, a wine cellar, a storage room and a large storage room. Crawlspace.

## THE EXTERIORS :

The property is seton a fully fenced, wooded and landscaped plot of 1.14 acres. It is accessed via an electric metal gate with videophone. All of the aisles are in black asphalt; deactivated concrete terraces. Swimming pool possible on the park.

## MORE DETAILS - +++ :

This house of character, with noble features, was designed with a view to combining contemporary aesthetics, ecology and new technologies. Underfloor central heating and hot water production by heat pump, and reversible air conditioning in the bedrooms and the living room - double glazing and white aluminum shutters - 2 rainwater recovery tanks (70 m3) ensuring the autonomy of the house, with filtration system and Kinetico water softener - several water points in the park, part of which with automatic watering ...



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FOR MORE INFO, DO NOT HESITATE TO CONTACT US !!