



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 !!

**832 000 € HAI**  
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## THE HOUSE / GARDEN FLOOR :

Hallway with dressing room 9 m<sup>2</sup> and WC 3 m<sup>2</sup>, living room with stone fireplace and cathedral ceiling with exposed beams 50 m<sup>2</sup>, fitted kitchen with dining area opening onto a sheltered terrace 43 m<sup>2</sup>, study room 14.5 m<sup>2</sup>, antechamber with library 8.6 m<sup>2</sup> leading to two ensuite bedrooms. The first of 17.2 m<sup>2</sup>, with dressing room 4.3 m<sup>2</sup> and bathroom and shower with WC 11.5 m<sup>2</sup>. The second of 19 m<sup>2</sup> with storage and shower room with WC 8 m<sup>2</sup>. Utility room 10 m<sup>2</sup> with access to the double garage of 43 m<sup>2</sup>. Adjoining and able to communicate with the living room, a south-facing veranda of 16.5 m<sup>2</sup> (ideal winter garden or spa).

## UPSTAIRS :

Landing, office lounge that can be used as a bedroom 12 m<sup>2</sup>, a parental ensuite 18.5 m<sup>2</sup> with storage and shower room with WC 8.8 m<sup>2</sup>, separate WC 3 m<sup>2</sup>.

## BASEMENT :

On 112 m<sup>2</sup>, there is a garage - workshop, a technical room with two water tanks (70 m<sup>3</sup>), a boiler room, a wine cellar, a storage room and a large storage room. Crawlspace.

## THE EXTERIORS :

The property is set on 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 m<sup>3</sup>) 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 !!