



Reference : 6114



**\*\* ALMOST SOLD \*\***

**548 500 €** HAI  
(Reference : 6114)

### Main house :

Ground floor: Entrance hall 14m<sup>2</sup> with dressing room 1.65m<sup>2</sup> and wc 2.72m<sup>2</sup>, kitchen 18.8m<sup>2</sup>, living room 42.8m<sup>2</sup> with beautiful fireplace.  
First floor: landing/corridor 6.3m<sup>2</sup> leading to : 2 bedrooms (9.2m<sup>2</sup> and 10.7m<sup>2</sup>) sharing a bathroom/wc 4.25m<sup>2</sup>, a master suite with bedroom 11.3m<sup>2</sup> and private shower room 3m<sup>2</sup>.

### Guest house :

Ground floor : entrance, bedroom, shower room/wc. First floor : living room/kitchen with pellet stove opening onto private terrace.

### Exterior :

Tiled swimming pool 10x5m, land 1.24Ha, outbuilding.

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Heating: heat pump and wood-burning stove in the house and electric and pellet-burning stove in the guest house, septic tank, TF 1500€.

10 MINUTES FROM SARLAT, LOVELY PROPERTY COMPRISING A MAIN HOUSE, A GUEST HOUSE, A SWIMMING POOL AND 1.24 HA OF LAND!