



# HOGAN LACROIX

REAL ESTATE AGENCY IN SARLAT

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Reference : 6115



30 MIN. WEST FROM SARLAT - IN THE DORDOGNE VALLEY - 19TH CENTURY STONE FARMHOUSE  
LOCATED IN A VERY QUIET ENVIRONMENT WITH CLEAR VIEW - 5 MIN. FROM ALL AMENITIES AND  
TRAIN STATION!! TO DISCOVER!!

449 000 € HAI

(Reference : 6115)

## THE HOUSE / GARDEN FLOOR :

Living room 53 m<sup>2</sup>, kitchen 30 m<sup>2</sup>, airlock with dressing room 5.5 m<sup>2</sup> serving shower room 3.8 m<sup>2</sup> and WC 1.2 m<sup>2</sup>. Communicating with the living room, boiler room storeroom 55 m<sup>2</sup>. Under the kitchen, cellar 45 m<sup>2</sup>.

## UPSTAIRS (WITH ACCESS TO THE GARDEN) :

Lounge 36 m<sup>2</sup>, bedroom 1/ 16 m<sup>2</sup> and bathroom with WC 5 m<sup>2</sup>, bedroom 2/ with shower room, dressing room and WC 25 m<sup>2</sup> and "studio" with kitchenette 22 m<sup>2</sup>, bedroom 13 m<sup>2</sup> and shower room with WC 4.5 m<sup>2</sup>.

## THE EXTERIORS AND OUTBUILDINGS :

This farmhouse is located on a plot of 3.45 acres. It faces South and the garden level opens onto a belvedere from which you can enjoy a clear view over the valley. There is a 10x5 m swimming pool area (pool to be restored). In outbuilding, a tobacco drying shed of 85 m<sup>2</sup>, a functional bread oven and a woodshed. 2 wells on the land.

## MORE DETAILS - +++ :

Set in good general condition - partly double glazing - wood central heating - two water boilers - septic tank - fiber optics nearby - property tax: €1,200 per year.

COUNTRYSIDE ENVIRONMENT WITHOUT ANY NUISANCES - THE BANKS OF THE DORDOGNE WITHIN WALKING DISTANCE !!