



HOGAN LACROIX

REAL ESTATE AGENCY IN SARLAT

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Reference : 6124



PAYS DE BELVES - TOWN HOUSE, FACING SOUTH, WITH CLEAR VIEWS OVER THE NAUZE VALLEY -
HOUSE TO BE RESTORED WITH GREAT POTENTIAL!! IDEAL FAMILY HOME OR PIED-A-TERRE IN
PERIGORD NOIR!!

77 000 € HAI

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THE HOUSE / GROUND FLOOR :

Entrance hallway 4.5 m² serving kitchen 11.5 m² and living room 24 m², opening onto balcony with view. Boiler room 6 m² and access to the cellar.

UPSTAIRS (WITH INDEPENDENT ACCESS ON ALLEY):

3 bedrooms (15, 13 and 12 m²), shower room 3.5 m², WC 1.5 m² and access to the attic 70 m².

THE EXTERIORS :

The semi-detached house has two entrances (one via the main street, the other on the first floor via a quiet alley). The land is developed in terraces, on the other side of the street. This would allow the development of parking spaces. It is also possible to have a swimming pool.

MORE DETAILS - +++ :

House in good structural condition but requiring complete restoration work. House connected to mains drainage and town gas. Property taxes: €755 per year.