



HOGAN LACROIX

REAL ESTATE AGENCY IN SARLAT

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Reference : 6134



BETWEEN SARLAT AND GOURDON, IN ONE OF THE MOST PEACEFUL SURROUNDINGS - QUALITY RESTORATION FOR THIS PROPERTY COMPRISING A THREE-BEDROOM HOUSE AND A LARGE BARN WITH REMAINING CONVERSION POSSIBILITIES - TO BE DISCOVERED WITHOUT DELAY!

420 000 € HAI

(Reference : 6134)

THE HOUSE (RESTORED IN 2024) :

Living room with fitted kitchen 68 m², utility room 8 m², corridor 7.5 m² leading to three bedrooms (15, 10 and 10 m²), dressing room 9 m², shower room with WC 8.5 m² and separate WC 1.5 m². On the mezzanine, there is an office/games room area of 18 m².

GROUND FLOOR :

A succession of cellars and technical rooms 88, 45 and 20 m²

THE BARN :

Currently used for storage, but easily convertible into living accommodation, it comprises two floors, each measuring 160 m². Water and electricity nearby.

THE EXTERIORS AND OUTBUILDINGS :

The property sits on a vast, relatively flat plot of land, predominantly grassland, measuring 3.7 acres. There are two sheds, a rainwater collection tank and a small lean-to.

MORE DETAILS :

Recently restored to a high standard - double glazed in grey aluminium - reversible air conditioning with heat pump, sheathed - fireplace insert - 300 L hot water tank - septic tank.

VERY COMFORTABLE FAMILY HOME WITH THE POSSIBILITY OF EXTENSION OR RENTAL INCOME BY CONVERTING THE BARN - DON'T HESITATE TO CONTACT US FOR MORE INFORMATION!



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