



Reference : 6137



20 MIN. SOUTH FROM SARLAT AND CLOSE TO AMENITIES - STONE HOUSE WITH INDEPENDENT APARTMENT, ON FULL BASEMENT, REQUIRING SOME REFRESHMENT WORK - IDEAL FAMILY HOME WITH RENTAL INCOME!! TO DISCOVER WITHOUT DELAY!!

**315 000 € HAI**

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## THE HOUSE / GARDEN FLOOR :

Entrance - hallway 10.5 m<sup>2</sup>, living room 42 m<sup>2</sup> and fitted kitchen 17 m<sup>2</sup>, both opening onto a covered terrace, South facing , 30 m<sup>2</sup>, three bedrooms (17.5, 17 and 16.5 m<sup>2</sup>) with cupboards, bath and shower room 5.5 m<sup>2</sup> and separate WC 1.5 m<sup>2</sup>. From this level, there is access to a large convertible attic of 68 m<sup>2</sup>.

## INDEPENDANT APARTMENT :

Located on the ground floor, with separate access, it consists of a 15 m<sup>2</sup> living room, a 20 m<sup>2</sup> fitted kitchen, a 18.5 m<sup>2</sup> bedroom with cupboards, a 9.5 m<sup>2</sup> shower room and a 1.8 m<sup>2</sup> separate toilet. On the same level, large 75 m<sup>2</sup> garage-workshop-boiler room.

## THE EXTERIORS AND OUTBUILDINGS :

This house is located on a relatively flat and wooded plot of land, not fenced, of 0.89 acres. There is an outbuilding which serves as storage.

## MORE DETAILS - +++ :

House in very good structural condition, requiring some updating - double glazing - gas central heating - septic tank - DPE D / 147.