



HOGAN LACROIX

REAL ESTATE AGENCY IN SARLAT

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Reference : 6141



VALLEE DU CEOU - IN A VILLAGE WITH ALL AMENITIES AND RESTAURANTS - CHARMING STONE HOUSE, LOVINGLY RESTORED - IDEAL PIED A TERRE IN THE PERIGORD NOIR OR RENTAL INVESTMENT - TO DISCOVER WITHOUT DELAY !

223 650 € HAI

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This beautiful stone house has been fully renovated and is in excellent condition, with modern fixtures and appliances throughout, including double-glazed windows. It's located at the heart of one of the Dordogne's most charming villages, an easy walking distance to a large convenience store (Proxi), a bakery, a fine-dining restaurant and a casual restaurant.

Available to be purchased fully furnished, it is ideal as a permanent home or as a lock-and-leave vacation property.

The house, with mains sewage, has three levels : - an elevated main floor, with a modern, fitted kitchen opening onto a dining-room / lounge with a large fire place and an efficient wood-burner, exposed beams, and wooden floor (35m²). There is also a large bedroom (22m²) with wardrobes, and a modernized ensuite bathroom (shower and toilet). - an upstairs level, ideal as either a bedroom or study, with built-in wardrobes, exposed beams, fast Internet access and a wooden floor (16m²). A small attic is accessible through this room. - at street level: a comfortable room that can be used as an extra bedroom or as a TV room, with attached powder room (toilet and sink) plus cupboards, exposed stone walls and beams (20 m²); as well as an attached laundry and storage room (with up-to-date washer and dryer), with external access. - there is also a garage, with ample room for storage and potential as a workshop. Contains an integrated water-softening system (35m²).