



HOGAN LACROIX

REAL ESTATE AGENCY IN SARLAT

13 Av. Thiers 24200, Sarlat
Phone : +33 (0)5 53 28 50 88

Reference : 6152



5 MIN. FROM THE HISTORIC CENTRE OF SARLAT, CLOSE TO ALL AMENITIES - BEAUTIFUL LIGHT-FILLED PERIGORDINE HOUSE WITH STONE FACADE OFFERING SPACIOUS ACCOMMODATION AND SUPERB VIEWS! FENCED GARDEN, ELECTRIC GATE AND VIDEOPHONE - WAITING TO BE DISCOVERED!

483 000 € HAI

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THE HOUSE / GARDEN FLOOR :

Hallway 7 m², lounge 40 m², dining room with fireplace insert 39 m², open-plan fitted kitchen 12 m², corridor with cupboards 7.5 m² leading to 2 bedrooms (16.8 and 10.2 m²), shower room 9 m², utility room - conservatory 16.5 m² and separate WC.

UPSTAIRS :

Landing 7.5 m², bedroom or recreation room 29.5 m², bathroom with WC 8 m², 2 bedrooms (16 and 9 m²).

THE EXTERIORS AND OUTBUILDINGS :

The house is set in 2938 m² of enclosed, landscaped grounds in a dominant position. Access is via an electric gate with videophone. There is a workshop and a carport for two cars.

MORE DETAILS - +++ :

Strong house dating from 1991 - double glazing, with electric roller shutters in part - aérothermal central heating (2017) - mains drainage - connected to the fibre - south-east facing with unobstructed views over the countryside - amenities within walking distance (approx. 1 km) - peaceful location - Land Tax 3226 € per year.

FAMILY HOME, EXTREMELY BRIGHT WITH ITS BAY WINDOWS - SCHOOL AND SHOPS WITHIN WALKING DISTANCE!