



HOGAN LACROIX

REAL ESTATE AGENCY IN SARLAT

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Reference : 6153



ON THE HEIGHTS OF SARLAT - IN A QUIET COUNTRY SETTING, STONE FAMILY HOME IN NEED OF SOME REFURBISHMENT - LIGHT AND AIRY, WITH SPACIOUS ROOMS! TO BE DISCOVERED WITHOUT DELAY!

296 800 € HAI

(Reference : 6153)

THE HOUSE / GARDEN FLOOR :

Entrance hall with airlock and separate toilet, bright 35 m² living room opening on to a 75 m² south-west-facing terrace, 10 m² kitchen, 20 m² study with storage space, two bedrooms in the south wing (19 and 11.7 m²) sharing a 6 m² bathroom with toilet, a 20 m² master suite in the north wing with 9.5 m² bathroom and shower and dressing room, 13 m² utility room, 17.5 m² hallways. Access to the attic.

THE BASEMENT :

Double garage - boiler room - a set of cellars for storage that doubles the surface area of the house.

THE EXTERIORS AND OUTBUILDINGS :

The house is set in 1.5 acres of wooded grounds planted with fruit trees. There is a detached garage and plenty of parking.

MORE DETAILS - +++ :

The origins of the house date back to 1850 - it was extended in the 1980s - double glazing with roller shutters - central heating by heat pump (2021) - wood burner - mains drainage - some refurbishment required - property tax: €3,200 per year.

DON'T HESITATE TO CONTACT THE AGENCY TO ARRANGE A VIEWING!