HOGAN LACROIX
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**Reference : 6161**








15 KM SOUTH OF SARLAT, IN A SUPERB & PEACEFUL HAMLET CLOSE TO ALL TOURIST ATTRACTIONS, VERY ATTRACTIVE HOUSE WITH GÎTE AND SWIMMING POOL SET IN 2319 M² OF LAND !

## 525 000 € HAI VENDU

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### House comprising : Ground floor :

An 11m² entrance hall leading to 2 bedrooms (11.2m² and 13.2m²), bathroom/shower/wc 7.8m² and shower room 2.4m² . Up a few steps you will find the kitchen 20.1m² and the living room 24.6m² giving access to the suspended terrace. The third bedroom of 20m² is on the first floor.

### The gîte comprises :

A 19m² living room with open-plan kitchen, a 12.3m² bedroom, a 7.5m² shower room and wc.

### Outside :

Superb swimming pool area with a 31m² covered terrace, 35.8m² carport and 27m² workshop. Set in magnificent grounds of 2319m².

### More information :

Septic tank, land tax 1394€, reversible air conditioning, south facing, 4x8m pool, quiet location, close to tourist attractions.