



Reference : 6159



10 MINUTES SOUTH OF SARLAT, LOVELY MODERN SINGLE-STOREY HOUSE WITH SWIMMING POOL, LOVELY GARDEN SHED AND GARDEN, 5 MINUTES FROM A VILLAGE IN THE DORDOGNE VALLEY WITH SHOPS !

**299 000 € HAI**  
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### House comprising :

Entrance 3m<sup>2</sup> hall with cupboard leading to living room with open-plan kitchen 43m<sup>2</sup>. The night space comprises a corridor leading to a master suite with a 12m<sup>2</sup> bedroom and its 4.2m<sup>2</sup> shower room/wc, and 2 bedrooms (10.1m<sup>2</sup> and 9) sharing a shower room, separate wc. Garage 28m<sup>2</sup>;

### Outside :

Land of 1390m<sup>2</sup> with 4x8m swimming pool and garden shed.

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underfloor heating with heat pump, 16m<sup>2</sup> garden shed, swimming pool with liner, insulated 28m<sup>2</sup> garage, Arthur Bonnet kitchen, close to shops, quiet but not isolated.