



Reference : 6166



ON THE HEIGHTS OF SARLAT, WITH A PANORAMIC VIEW OVER THE ROOFS OF THE TOWN - VERY ATTRACTIVE PROPERTY WITH TOP-OF-THE-RANGE FEATURES, COMPRISING A HOUSE WITH SWIMMING POOL, AN INDEPENDENT FLAT AND A GITE WITH ITS OWN SWIMMING POOL !

780 000 € HAI
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MAIN HOUSE (approx. 200 m²) :

Entrance and hallway 10 m², leading to fitted kitchen 15 m², living room 42 m² (both opening onto terrace and balcony with views), 3 bedrooms (11.5, 11 and 9 m²), one of which with shower room option, bathroom 6.5 m² and separate WC 1.5 m². First floor: landing/study 19.5 m², three bedrooms (16, 14.5 and 13 m²), one of which is en suite with shower room and WC 4 m², shower room with WC 7 m², corridor 6 m² leading to wellness room with sauna and shower 11 m². Cellars and boiler room 56 m².

GARDEN GROUND / INDEPENDENT APARTMENT (approx. 65m²) :

Opening onto a south-facing terrace with stunning views over Sarlat, it comprises a 20 m² fitted kitchen/diner, a 17 m² living room, a 13.5 m² bedroom with storage space and an 8.5 m² bathroom and shower room with WC.

THE GITE (approx. 70 m²) :

Ground floor: living room with wood burner 28 m², fitted kitchen 8.5 m². First floor: bedroom 12 m² with shower room and WC 4.5 m². Garden level: bedroom 14 m² with shower room and WC 3.8 m². The living room and bedroom open onto two landscaped terraces.

EXTERIORS AND OUTBUILDINGS :

This property is set in 2.14 acres of landscaped grounds, some of which are terraced. There are two swimming pool areas with solarium (one for the house and flat, the other for the gite). Adjoining the gite is a 96 m² barn that could be converted into a second gite. There is also a 26 m² garage below the property, close to the vegetable garden, with a working well.

MORE DETAILS :

Quality fixtures and fittings - double glazing with roller shutters - central heating by heat pump and reversible air-conditioning in the house and electric heating in the gite - wood-burning stoves - electric water heaters - two septic tanks.



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DON'T HESITATE TO CONTACT US FOR MORE INFORMATION!