



Reference : 6173



BETWEEN SARLAT AND SOUILLAC, CLOSE TO THE RIVER AND CYCLE PATH, PRETTY STONE PROPERTY WITH TWO GITES !

**389 000 €** HAI  
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### Main house comprising :

Apartment 1 comprising (81m<sup>2</sup>) : Ground floor : kitchen 23.5m<sup>2</sup>, living room 28m<sup>2</sup>. First floor : 3m<sup>2</sup> landing leading to 2 bedrooms (10.4m<sup>2</sup>, 12.5m<sup>2</sup>) and 3.8m<sup>2</sup> shower room/wc. Convertible attic of 23.2m<sup>2</sup>. Apartment 2 comprising (61m<sup>2</sup>) : Ground floor : living room/kitchen, bedroom 12.5m<sup>2</sup> with shower room/wc 3.3m<sup>2</sup>. First floor : landing, 2 bedrooms (10.5m<sup>2</sup>, 9m<sup>2</sup>), shower room/wc 4.5m<sup>2</sup>. It is very easy to combine these two apartment into one large 5 bedroomed house !

### Pigeonnier comprising : 20m<sup>2</sup>

Ground floor : kitchen/living room. First floor : bedroom, shower room/wc.

### Outside :

Land 6642m<sup>2</sup>

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close to shops, cycle path, train. Tf 1102 euros, septic tank, single glazing, ideal for seasonal rental!