HOGAN LACROIX
REAL ESTATE AGENCY IN SARLAT

13 Av. Thiers 24200, Sarlat
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Reference : 6170








25 MIN. Nth SARLAT - VERY ATTRACTIVE SET OF FOUR HOUSES, NESTLING IN A QUIET WOODED SETTING OF 64 A. - THE PROPERTY HAS TWO SWIMMING POOLS AND SPECTACULAR VIEWS OVER THE SURROUNDING COUNTRYSIDE - A MUST SEE!

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THE FIRST INDEPENDENT HOUSE (45 m²) :

Full of charm, this stone-built house offers, on one level, a fitted kitchen, a lounge opening onto a covered terrace, a bedroom and a shower room with toilet. Adjoining is a lean-to that could be converted to double the living space. There is a 10x5 m saltwater swimming pool with solarium.

THE SECOND HOUSE (87 m²) :

Entrance hall with WC, living room opening onto east-facing terrace, fitted kitchen, two en suite bedrooms (2) with dressing rooms, shower room and separate WC. It opens onto the enclosed courtyard. Adjoining is a vast 148 m² reception room on two levels.

THE THIRD HOUSE (95 m²) :

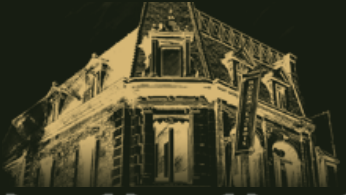
Overlooking the same courtyard, this two-storey property comprises a living room with fitted kitchen leading onto a shaded terrace, two shower rooms with WCs and four bedrooms, all with en-suite shower facilities.

THE FOURTH HOUSE (105 m²) :

Forming the corner of the courtyard, it offers an entrance hall with WC, a living room with an adjoining fitted kitchen and dining room, opening on to a private terrace. Upstairs, there are three bedrooms with en suite shower rooms, one of which has its own balcony, and a shower room with WC.

EXTERIORS AND OUTBUILDINGS :

This property is set in approx. 62.4 acres of undulating woodlands and meadows. The three houses forming the former farmhouse have a 12x6 m saltwater swimming pool, heated by a heat pump and secure, with a vast solarium area. The outbuildings include a working bread oven, a laundry room with adjoining 30 m² workshop, a boiler room with laundry area, as well as a large 225 m² storage shed with workshop and mezzanine (with access to the road), as well as numerous parking spaces. A plot of approx. 1 ha remains available for light tourist accommodation.



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FURTHER INFORMATION +++ :

All in very good condition - double glazing throughout the property - various means of heating: central with heat pump, electric convectors, wood stoves, reversible air conditioning - electric water heaters and water softener - two septic tanks - IDEAL FAMILY PROPERTY WITH POSSIBLE RENTAL YIELD ! PLEASE CONTACT US FOR MORE INFORMATION!