



Reference : 6176



HALFWAY BETWEEN SARLAT AND MONTIGNAC - IN A SMALL VILLAGE WITH AMENITIES AND SCHOOL
- VERY BEAUTIFUL LONGERE RESTORED WITH TASTE AND QUALITY - ALL MODERN COMFORTS
COMBINED WITH THE CHARM OF THE OLD - YOU WILL BE SEDUCED !

462 000 € HAI
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THE HOUSE / GARDEN FLOOR :

Living room with open-plan fitted kitchen 70 m², utility room 9 m², dining room (can be used as bedroom) 13 m², shower room with WC 7.5 m² with large cupboards (utility room), storeroom 6.5 m², airlock 3.5 m² and cellar-workshop 13 m².

UPSTAIRS :

Landing 7.5 m² (with access to insulated attic), 3 en suite bedrooms: - suite 1: bedroom, shower room with WC and dressing room 30 m² - suite 2: bedroom with dressing room 23 m², with bathroom, shower room and WC 15 m² - suite 3: bedroom 19 m² and shower room with WC 4.5 m², study (or small spare bedroom) 11.5 m².

THE EXTERIORS :

This south-facing house opens onto a small, landscaped, easy-to-maintain garden of around 200 m². There is a pretty terrace and a kidney-shaped swimming pool. The courtyard is surrounded by stone walls, for total privacy. There is an adjoining woodshed.

MORE DETAILS - +++ :

Quality restoration by the current owners - double glazing - gas central heating (underground tank) - wood-burning stove in fireplace - water softener - new septic tank - house connected to fibre - property tax: €1,150 per year.

Suite no. 3 is accessible via a separate internal staircase, and is isolated from the other two, allowing it to be used as a guest room.

BEAUTIFUL FAMILY HOME OR IDEAL PIED A TERRE IN THE PERIGORD NOIR! TO DISCOVER WITHOUT DELAY !



HOGAN LACROIX

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