



Reference : 6185



SPLENDID PROPERTY ON THE OUTSKIRTS OF SARLAT, 10 MINUTES FROM THE HISTORIC CENTRE - SET IN 1.5 ACRES OF WOODED GROUNDS, THIS EXCEPTIONAL PROPERTY WILL CHARM YOU WITH ITS TYPICAL CHARMS AND HIGH STANDARD OF LIVING. - A REAL FAVOURITE - DON'T DELAY, C

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## THE HOUSE / GARDEN FLOOR :

Entrance hall with fireplace 23 m<sup>2</sup>, living room with loggia 20 m<sup>2</sup>, dining room with fireplace insert 43 m<sup>2</sup>, fitted kitchen with dining area and bread oven 23 m<sup>2</sup>, three en-suite bedrooms with shower rooms (23, 22 and 20 m<sup>2</sup>), one with a large terrace, toilet with washbasin 3 m<sup>2</sup>, hallways and corridors 12 m<sup>2</sup>.

## UPSTAIRS :

Two en-suite bedrooms with bathrooms, one with a dressing room (42.8 and 37 m<sup>2</sup>), hallways and corridor 10 m<sup>2</sup>.

## THE LOFT :

Access via the courtyard, on the second floor: living room with fitted kitchen (43 m<sup>2</sup>), bedroom with dressing room (27 m<sup>2</sup>), bathroom with whirlpool bath (3.6 m<sup>2</sup>) and toilet (3 m<sup>2</sup>).

## GROUD FLOOR :

First garage with large bay windows 75 m<sup>2</sup>, cellar 33 m<sup>2</sup>, second garage 35 m<sup>2</sup>, hallway 6.5 m<sup>2</sup>, boiler room 11.5 m<sup>2</sup>, laundry room with shower room and WC 12.5 m<sup>2</sup>, second laundry room 21 m<sup>2</sup> and cellar with utility room opening onto the rear of the house 26.7 m<sup>2</sup>.

## EXTERIORS :

This property is set in 1.5 acres of wooded grounds, entirely enclosed by hedges. The well-maintained grounds feature several south-facing terraces and a swimming pool area with a 20-metre-long, 2-metre-deep pool (new Bali model) and a large solarium. All the paths are tarmaced and access is via two automated gates with videophone.

## FURTHER INFORMATION +++ :

This 560 m<sup>2</sup> property offers high-quality features, including beautiful reception and living rooms, five en-suite bedrooms, a loft, two large



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garages, laundry rooms and cellars. It also features propane central heating, an electric water boiler, double glazing with electric shutters, a septic tank and a property tax of €2,800 per year. - PLEASE CONTACT OUR TEAM FOR MORE INFORMATION!