HOGAN LACROIX
REAL ESTATE AGENCY IN SARLAT

13 Av. Thiers 24200, Sarlat
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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 m², living room with loggia 20 m², dining room with fireplace insert 43 m², fitted kitchen with dining area and bread oven 23 m², three en-suite bedrooms with shower rooms (23, 22 and 20 m²), one with a large terrace, toilet with washbasin 3 m², hallways and corridors 12 m².

UPSTAIRS :

Two en-suite bedrooms with bathrooms, one with a dressing room (42.8 and 37 m²), hallways and corridor 10 m².

THE LOFT :

Access via the courtyard, on the second floor: living room with fitted kitchen (43 m²), bedroom with dressing room (27 m²), bathroom with whirlpool bath (3.6 m²) and toilet (3 m²).

GROUD FLOOR :

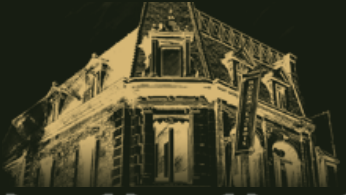
First garage with large bay windows 75 m², cellar 33 m², second garage 35 m², hallway 6.5 m², boiler room 11.5 m², laundry room with shower room and WC 12.5 m², second laundry room 21 m² and cellar with utility room opening onto the rear of the house 26.7 m².

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 m² 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!