



Reference : 6193



20 MINUTES SOUTH OF SARLAT, WITH STUNNING VIEWS, SUPERB HIGH-QUALITY HOUSE WITH FULL BASEMENT, SWIMMING POOL, GARAGE AND 2,591m<sup>2</sup> OF FULLY ENCLOSED LAND !

**615 500 € HAI**  
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#### **The house comprises : Ground floor :**

Entrance hall 15.5m<sup>2</sup>, dining room/living room 39.8m<sup>2</sup> with open-plan kitchen 10.9m<sup>2</sup>, bedroom 14.6m<sup>2</sup>, shower room 6.1m<sup>2</sup>, study 11.9m<sup>2</sup>, laundry room 5.1m<sup>2</sup>, separate toilet 2.1m<sup>2</sup>.

#### **Upstairs :**

Landing 3.2m<sup>2</sup> leading to 2 bedrooms (17m<sup>2</sup>, 18.2m<sup>2</sup>), a shower room 8m<sup>2</sup>, WC 2.9m<sup>2</sup>, dressing room 11.4m<sup>2</sup>.

#### **On the garden level :**

A 17.6m<sup>2</sup> separate bedroom with shower room, cellar 28.6m<sup>2</sup>, garage 70m<sup>2</sup>, cellar 44.7m<sup>2</sup>.

#### **Outside :**

Swimming pool 10x5m , 2591m<sup>2</sup> of land.