



Reference : 6192



IN THE IMMEDIATE VICINITY OF THE HISTORIC CENTRE OF SARLAT - BEAUTIFUL, HIGH-QUALITY RESTORATION OF THIS STONE PROPERTY, SET IN LANDSCAPED, ENCLOSED GROUNDS - THE CURRENT OWNERS HAVE SUCCESSFULLY COMBINED MODERN COMFORT WITH THE CHARM OF THE OLD! YOU

**1 345 500 € HAI**  
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## THE HOUSE / GARDEN FLOOR :

Spacious entrance hall with cupboards (16.6 m<sup>2</sup>) leading to the living room with large bay windows and fitted kitchen (92 m<sup>2</sup>), en-suite bedroom with dressing room, shower room and WC (13.6, 6.2 and 12.3 m<sup>2</sup>), study 4 m<sup>2</sup>, guest WC with washbasin 1.6 m<sup>2</sup>, laundry room 16.5 m<sup>2</sup>, pantry 4 m<sup>2</sup> and adjoining garage with automatic door 33 m<sup>2</sup>.

## UPSTAIRS :

Via two separate staircases: - 1st landing 5 m<sup>2</sup> / bedroom 14.5 m<sup>2</sup>, shower room 4.8 m<sup>2</sup> and WC with washbasin 2 m<sup>2</sup>. - 2nd landing 6 m<sup>2</sup> / bedroom 13.4 m<sup>2</sup>, bathroom and shower room 7 m<sup>2</sup> and WC with washbasin 2 m<sup>2</sup>.

## THE EXTERIORS AND OUTBUILDINGS :

This property is set in a wooded, landscaped park, fully enclosed with an automated gate and videophone. There is an 8x4 m swimming pool area and a terraced vegetable garden. Detached from the main house, a listed former coaching inn can be restored to provide an additional 140 m<sup>2</sup> of living space on two levels, with independent access. Adjacent to this are the beginnings of a double garage and a laundry room. 28 m<sup>2</sup> carport.

## MORE DETAILS - +++ :

The owners have taken great care to restore this building dating from 1750 - high-quality work was carried out between 2017 and 2019 (wall, roof and floor insulation; plumbing and electricity) - aluminium double-glazed shutters and window frames - aerothermal underfloor heating and reversible air conditioning in the upstairs bedrooms - soundproof partitions - 300 L thermodynamic water heater - humidity-controlled single-flow CMV - mains sewage - swimming pool built in 2022 - two building permits pending for the post house and double garage.

PLEASE DO NOT HESITATE TO CONTACT OUR TEAM FOR FURTHER INFORMATION ... !!!



# HOGAN LACROIX

*REAL ESTATE AGENCY IN SARLAT*

13 Av. Thiers 24200, Sarlat  
Phone : +33 (0)5 53 28 50 88