HOGAN LACROIX
REAL ESTATE AGENCY IN SARLAT

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

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

988 000 € HAI

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THE HOUSE / GARDEN FLOOR :

Spacious entrance hall with cupboards (16.6 m²) leading to the living room with large bay windows and fitted kitchen (92 m²), en-suite bedroom with dressing room, shower room and WC (13.6, 6.2 and 12.3 m²), study 4 m², guest WC with washbasin 1.6 m², laundry room 16.5 m², pantry 4 m² and adjoining garage with automatic door 33 m².

UPSTAIRS :

Via two separate staircases: - 1st landing 5 m² / bedroom 14.5 m², shower room 4.8 m² and WC with washbasin 2 m². - 2nd landing 6 m² / bedroom 13.4 m², bathroom and shower room 7 m² and WC with washbasin 2 m².

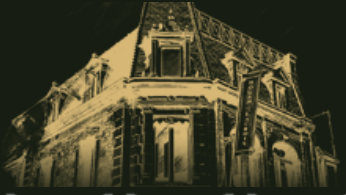
THE EXTERIORS AND OUTBUILDINGS :

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 m² of living space on two levels, with independent access. Adjacent to this are the beginnings of a double garage and a laundry room. 28 m² 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 INFIRMATION ... !!!



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