



Reference : 6196



10 MINUTES EAST OF SARLAT, SUPERB STONE HOUSE, IDEAL B&B, WITH SWIMMING POOL AND MAGNIFICENT VIEWS OF THE COUNTRYSIDE, ALL ON 8,449M<sup>2</sup> OF LAND!

**560 000 €** HAI

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### The house comprises on the ground floor :

Entrance hall 19.5m<sup>2</sup> with fireplace, kitchen 39m<sup>2</sup>, living room 42m<sup>2</sup>, dining room 24.2m<sup>2</sup> with fireplace, mezzanine 10.2m<sup>2</sup>, WC 2.7m<sup>2</sup>.

### Upstairs :

Landing 18.5m<sup>2</sup> leading to 2 guest bedrooms with shower and WC (17.7m<sup>2</sup>, 14m<sup>2</sup>), landing/study 17.9m<sup>2</sup> with fireplace, bathroom 5.3m<sup>2</sup>, WC/dressing room 6.8m<sup>2</sup> and bedroom 9.2m<sup>2</sup> on the second floor.

### Outside :

Boiler room/workshop, bread oven, outbuilding, swimming pool 5x10m with electric cover and 8,449m<sup>2</sup> of land.

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Septic tank, wood-fired boiler + electric radiators, council tax €1,435.