



Reference : 6200



IN A VILLAGE IN THE DORDOGNE VALLEY, 10 MINUTES SOUTH OF SARLAT, ALL SHOPS 5 MINUTES' WALK AWAY! SUPERB MODERN HOUSE WITH VIEWS, TWO GARAGES & JACUZZI !

**493 500 €** HAI  
(Reference : 6200)

### House comprising : on the ground floor :

Entrance hall with large cupboards leading to a spacious living room with open-plan kitchen (57m<sup>2</sup>), a study (10m<sup>2</sup>), bedroom (15.8m<sup>2</sup>), bathroom with WC (14.1m<sup>2</sup>), WC (2m<sup>2</sup>), laundry room (8.3m<sup>2</sup>) and garage (29.7m<sup>2</sup>).

### Upstairs :

Large landing (16.7m<sup>2</sup>) leading to 2 bedrooms (9.7m<sup>2</sup>, 7.9m<sup>2</sup>), shower room (4.3m<sup>2</sup>) and WC (1.5m<sup>2</sup>). Garden level: Large garage for motorhome (47.8m<sup>2</sup>).

### Outside :

Fenced garden (1500m<sup>2</sup>) with electric gate.

++++

Jacuzzi, superb view, electric underfloor heating and air conditioning on the ground floor, property tax €2,038, mains drainage, fibre optic connection, house built in 2012.