



Reference : 6206



SARLAT, IN A VERY QUIET LOCATION BUT CLOSE TO THE TOWN CENTRE, STUNNING PROPERTY WITH BEAUTIFUL GARDENS, COMPRISING A 3 BEDROOM MAIN HOUSE, A 2 BEDROOM GITE, A SWIMMING POOL & HANGAR WITH 2.6 ACRES OF FENCED LAND !

**695 000 € HAI**  
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### House comprising : on the ground floor :

Entrance hall 4m<sup>2</sup>, kitchen/diner 19.1m<sup>2</sup> with fireplace and integrated log burner and Lacanche double oven with induction hob, living room 36m<sup>2</sup> with fireplace and log burner, veranda 14m<sup>2</sup>, bedroom 12.9m<sup>2</sup>, bathroom/toilet 4.8m<sup>2</sup>.

### Upstairs :

Landing 6.2m<sup>2</sup> leading to 2 bedrooms (9.2m<sup>2</sup>, 9.1m<sup>2</sup>), shower room/WC 3.9m<sup>2</sup>.

### Garden level :

Large garage 40m<sup>2</sup> with heat exchange boiler, single garage 13.6m<sup>2</sup>, laundry room 13.4m<sup>2</sup>.

### Gite comprising :

Ground floor : living room/kitchen 13.1m<sup>2</sup>, shower room/toilet 4.4m<sup>2</sup>. Upstairs : 2 bedrooms (9.6m<sup>2</sup>, 9.8m<sup>2</sup>).

### Exterior :

motorhome hangar 28m<sup>2</sup>, 10x4m swimming pool with submerged electric cover, 2.6 acres of fully fenced land with electric gate and intercom.

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Peaceful location, septic tank, property tax €2,297, heat pump heating and partial air conditioning in the house, immaculate property !