



Reference : 6213



IN A VERY QUIET AREA, 10 MINUTES FROM SARLAT TOWN CENTRE, SUPERB PROPERTY
COMPRISING A GITE AND SWIMMING POOL ON 5,200m² OF LAND !

560 000 € HAI
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Main house (127.7m²) comprising :

Ground floor : 33.6m² living room, 16.3m² kitchen, 20.6m² dining room, 0.8m² WC. Upstairs : landing 7.6m² leading to two bedrooms (16.4m², 15.3m²) sharing a shower room/WC and a separate bedroom 10.6m² with shower area. Large cellar/workshop 73m².

Guest house (64.8m²) comprising :

Ground floor : kitchen 8m², living room 22.3m², WC 1.5m². Upstairs : landing 2.3m² leading to two bedrooms (13.8m², 11.6m²) sharing a shower room/WC 5.3m².

Outside :

Swimming pool, pergola, grounds 5200m².

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Electric underfloor heating, wood-burning stove, south-west facing, heated 9x4.5m swimming pool with electric cover, council tax €1,660, fibre optic connection, septic tank.