



Reference : 6216



ON THE HILLS OF THE DORDOGNE VALLEY, ABOUT 20 MINUTES FROM SARLAT, SUPERB STONE HOUSE WITH BARN AND SWIMMING POOL, ALL ON 16 HECTARES OF LAND, MOSTLY WOODED !

**496 000 €** HAI

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### House comprising :

Ground floor : Entrance hall 9.3m<sup>2</sup>, kitchen 16m<sup>2</sup>, living room 39.4m<sup>2</sup>, bedroom 13.4m<sup>2</sup> with shower room/WC 3.6m<sup>2</sup>, separate WC. Upstairs : landing 11.5m<sup>2</sup> leading to 3 bedrooms, 2 with en-suite shower room/WC and 1 with WC and washbasin.

### Outside :

Barn 116m<sup>2</sup>, heated swimming pool 4x8m.

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Central heating via wood stove, double glazing, council tax €2,448, septic tank, quiet location!