



Reference : 6206



Sarlat, in a very quiet location but close to the town centre, superb property with beautiful garden, comprising a main house with 3 bedrooms, a 2-bedroom gite, a swimming pool and a shed with 1.05 hectares of enclosed land !

**695 000 € HAI**  
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### House comprising :

Ground floor : 4m<sup>2</sup> entrance hall, 19.1m<sup>2</sup> kitchen/diner with fireplace insert and Lacanche cooker, 36m<sup>2</sup> living room with wood-burning stove, 14m<sup>2</sup> veranda, 12.9m<sup>2</sup> bedroom, 4.8m<sup>2</sup> bathroom/WC. First floor : landing, 2 bedrooms, shower room.

### Garden level :

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

### Gite comprising :

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

### Outside :

28m<sup>2</sup> motorhome shed, 10x4m swimming pool with submerged electric cover, 1.05 hectares of fully enclosed grounds with electric gate and videophone.

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Peaceful location, septic tank, council tax £2297, heat pump heating and partial air conditioning in the house, immaculate property !