



Reference : 6232



SARLAT – IN A QUIET CUL-DE-SAC WITHIN WALKING DISTANCE OF THE TOWN CENTRE – A BEAUTIFUL PROPERTY COMPRISING A RURAL HOUSE, A CONVERTIBLE BARN, A CARPORT WITH A BREAD OVEN, SET ON LAND WITH UNOBSTRUCTED VIEWS OVER THE TOWN'S ROOFS, AND FEATURING A SWI

636 000 € HAI

(Reference : 6232)

## THE LONGERE, BUILT OVER CELLARS:

Entrance hall (13 m<sup>2</sup>), living room with fireplace (40 m<sup>2</sup>), kitchen (8.5 m<sup>2</sup>), two bedrooms (14 m<sup>2</sup> and 13 m<sup>2</sup>), bathroom (8.5 m<sup>2</sup>) and separate toilet (1.5 m<sup>2</sup>). On the lower floor, boiler room and utility room (30 m<sup>2</sup>) and a bedroom with external access (24 m<sup>2</sup>). There is a lovely west-facing terrace.

## UPSTAIRS :

Landing – study (15.5 m<sup>2</sup>), two bedrooms with walk-in wardrobes (16 and 14 m<sup>2</sup>) and a shower room with toilet (3 m<sup>2</sup>).

## THE EXTERIORS AND OUTBUILDINGS :

In addition to the main house, there is a 70 m<sup>2</sup> barn suitable for conversion, spread over two floors, a carport with a bread oven measuring approximately 23.5 m<sup>2</sup>, and an adjoining lean-to of 25 m<sup>2</sup>. The property sits on a relatively flat plot of 2,790 m<sup>2</sup>, offering beautiful unobstructed views and featuring a heated swimming pool. Ample parking is available.

## MORE DETAILS - +++ :

House in good structural condition – single-glazed windows – mains gas central heating – water softener – connected to the mains drainage system – Council tax: €3,000 per year

A RARE FIND IN SARLAT, WITHIN WALKING DISTANCE OF THE TOWN CENTRE – PERFECT FOR FAMILY LIFE, WITH POTENTIAL FOR FURTHER EXTENSIONS – DON'T MISS OUT!!