



Reference : 6227



15 MINUTES EAST OF SARLAT – CHARMING SEMI-DETACHED VILLAGE HOUSE WITH SPACIOUS INTERIORS – ALL AMENITIES WITHIN WALKING DISTANCE – IDEAL AS A FAMILY HOME OR A SECOND HOME IN THE PERIGORD NOIR!!

296 800 € HAI
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THE HOUSE / GARDEN FLOOR :

Living room with fireplace (50 m²), opening onto a large terrace (35 m²); kitchen (12.5 m²); shower room and conservatory (12.8 m²); toilet (3.2 m²). On the lower floor, a cellar with boiler room (30 m²).

FIRST FLOOR :

Landing 2 m², three bedrooms (20, 20 and 18 m²), two of which are adjoining and one with access to the outside, bathroom 5.6 m² and separate toilet 2.3 m².

SECOND FLOOR :

Two bedrooms (18.5 m² and 15.5 m²), a shower room (4.5 m²) and a toilet (1.5 m²).

THE EXTERIORS AND OUTBUILDINGS :

This house stands on a 5,800 m² enclosed plot. It features a 27.5 m² garage with a bread oven, a 5.5 m² lean-to, a workshop and a small barn.

MORE DETAILS :

The house is in good overall condition – some refurbishment work is required – single-glazed windows – oil-fired central heating – septic tank – council tax: €1,670 per year.