



Reference : 6215



20 MINUTES NORTH OF SARLAT – IN A QUIET SETTING WITH UNOBSTRUCTED DISTANT VIEWS – A CONTEMPORARY HOUSE WITH SPACIOUS ROOMS; THE STRUCTURAL WORK IS COMPLETE BUT SOME FINISHING TOUCHES ARE REQUIRED – IT'S UP TO YOU TO GET CREATIVE!!

**318 000 €** HAI  
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## THE HOUSE / GARDEN FLOOR :

Covered entrance terrace (14.5 m<sup>2</sup>), entrance hall (4.2 m<sup>2</sup>), leading to four bedrooms, each 11 m<sup>2</sup> (with storage), a 15 m<sup>2</sup> mezzanine office area, a 6 m<sup>2</sup> bathroom and a separate toilet. Access to the attic, where a master bedroom suite could be created.

## ON THE GROUND FLOOR:

Entrance hall (4.8 m<sup>2</sup>) with toilet (1.6 m<sup>2</sup>), living room with wood-burning stove and open-plan kitchen (80 m<sup>2</sup>), opening onto an east-facing suspended terrace with unobstructed views, games room (25 m<sup>2</sup>) and access to the boiler room and double garage (128 m<sup>2</sup>).

## THE EXTERIORS :

This house stands on an unfenced plot of 3,500 m<sup>2</sup>. The grounds have yet to be landscaped.

## MORE DETAILS - +++ :

Built in 2002, with the structural work in good condition – fully habitable – ready for finishing as all materials and fittings are already in place – double glazing – underfloor heating powered by a heat pump – central vacuum system – thermodynamic water heater – solar panels providing self-sufficient electricity – septic tank.

THE PERFECT PROJECT FOR THOSE LOOKING FOR SOMETHING NEW, TAILORED TO THEIR PREFERENCES!!