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Reference : 6251








25 mins SOUTH OF SARLAT – CLOSE TO ALL AMENITIES – A BEAUTIFUL PERIGORD PROPERTY, DATING FROM THE SECOND HALF OF THE 19TH CENTURY, IN NEED OF REFRESHING – SET ON ENCLOSED LAND, WITH A SWIMMING POOL AND TWO LAKES, COVERING APPROXIMATELY 2.7 Ha – A GRE

390 000 € HAI

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MAIN HOUSE :

Opening onto an east-facing terrace, a beautiful living room with a grand fireplace (35 m²), a kitchen-diner (17 m²), a master suite comprising a bedroom (15.5 m²), a bathroom (5.5 m²), a separate toilet (1.5 m²) and a hallway (2.5 m²). On the garden level, there is a utility room (27 m²), a cellar (15 m²) and a boiler room (8.5 m²).

THE GUEST HOUSE OR GITE :

Adjoining the house, it comprises two floors: a 16.5 m² kitchen and living area, two bedrooms (15 and 13.5 m²), and a 3 m² shower room with toilet. It opens onto a terrace with a barbecue.

THE ONE-BEDROOM FLAT:

It comprises a 20 m² kitchen-diner, an 11 m² bedroom and a 2 m² shower room with toilet.

THE EXTERIORS AND OUTBUILDINGS :

This property is set on a plot of land – divided into two but fully enclosed – measuring 6.63 acres. It features a 12x6 m saltwater swimming pool with a protective dome (new electrolysis unit). There is also a 30 m² double garage, a huge barbecue covered with slate slabs and a well. A little further away, two lakes (approximately 4,500 m² and 1,000 m²) will delight fishing enthusiasts.

MORE DETAILS :

A 19th-century house in need of some modernisation, particularly in terms of comfort – single-glazed windows – oil-fired central heating – electric hot water tank – roof completely re-tiled 8 years ago – septic tank up to standard – Property tax: €1,660 per year.