



Reference : 6256



20 MINUTES NORTH OF SARLAT AND 6 MINUTES FROM THE SHOPPING AREA, A VERY BEAUTIFUL PROPERTY COMPRISING A HOUSE AND A GÎTE WITH A SWIMMING POOL AND OUTBUILDINGS ON APPROXIMATELY 1,500 M² OF LAND. IDEAL FOR SEASONAL RENTAL OR AS A GUEST HOUSE !

723 000 € HAI
(Reference : 6256)

The house comprises : On the ground floor :

49.5m² living room/kitchen with stone fireplace, 49.2m² dining room with stone fireplace, utility room, toilet.

First floor :

10.5m² hallway leading to 2 bedrooms (15.5m² and 9.3m²) sharing a 5.2m² shower room/WC, and a 22.5m² master suite with an 8m² en-suite shower room.

Guest house comprising : on the ground floor :

living room/kitchen (60m²), bedroom (19m²) with en-suite bathroom (4.1m²), and a toilet.

Upstairs :

entrance hall/corridor (46m²) leading to four en-suite bedrooms with shower and WC (33.5m², 32.5m², 29.6m² and 31.2m²), plus a storage room (2.5m²).

Outside :

numerous outbuildings on a fully enclosed plot of 1,500m², with a 7.5x3.5m swimming pool fitted with an alarm.

+++

Reversible air-conditioning, plus pellet or wood-burning stove; on-site sewage treatment system; salt-water swimming pool; property tax €3,200; 20 minutes from supermarkets; in a quiet hamlet !