HOGAN LACROIX
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Reference : 6285








SET IN A PEACEFUL LOCATION, 5 MINUTES AWAY EAST OF SARLAT, THIS PROPERTY CHARMING FOR ITS AUTHENTICITY AND HARMONIOUS SPACES – THE MAIN HOUSE AND STUDIO FORM AN IDEAL COMBINATION FOR A MAIN RESIDENCE OR A HOSPITALITY VENTURE!!

472 500 € HAI

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THE PROPERTY OFFERS THE FOLLOWING ON THE GROUND FLOOR:

Entrance hall 3 m², living room with wood-burning stove 47 m², kitchen-diner 16 m², utility room / pantry / boiler room / swimming pool plant room 20 m², separate toilet with washbasin 2 m².

UPSTAIRS (opening onto the pool area):

Two bedrooms (21 and 15 m²), bathroom with toilet (10 m²), landing and corridor (13 m²). On the upper floor, a converted attic bedroom (25 m²).

THE STUDIO:

Entrance hall 3.5 m², living area with kitchen and bedroom 27 m², shower room with toilet 4.5 m².

THE EXTERIORS AND OUTBUILDINGS :

The property is set on a landscaped plot of 3,960 m². It features a swimming pool area (12 x 5 m, salt-water and secured by a roller shutter) with a spacious sun deck of approximately 200 m². Two terraces (one of which is covered) enhance the garden. Adjoining the studio is a woodshed.

MORE DETAILS :

A house dating from 1827, with all modern conveniences – gas central heating and a wood-burning stove – double glazing – hot water tank – a septic tank that complies with regulations – Property tax: €1,961 per year.