



Reference : 5370



IN A CHARMING LITTLE VILLAGE 15 MINUTES AWAY FROM SARLAT, EXCEPTIONAL PROPERTY WITH 6 ACRES COMPOSED OF A 340M<sup>2</sup> "MAISON DE MAITRE" WITH SWIMMING POOL, 2 GUESTS HOUSES ONE OF WHICH WITH A PRIVATE SWIMMING POOL AND JACUZZI, 1 B&B + SAUNA & JACUZZI !

**1 242 000 € HAI**  
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### Main house : 340m<sup>2</sup>

Dining room 50m<sup>2</sup>, lounge 30m<sup>2</sup>, large kitchen, 6 bedrooms, 1 bathroom and 2 shower-rooms. Basement 80m<sup>2</sup> + laundry room.

### Gites and B&B :

House n°1 (2009) 110m<sup>2</sup>. 3 bedrooms - 3 shower-rooms - Heating : heat pump - independent parking lot - heated swimming pool - outside Jacuzzi under shelter - sold furnished. House n°2 (2001) 60m<sup>2</sup>. Swimming pool 12x6m - independent parking lot - sold furnished. Bed and breakfast for 2 people. (2015). Jacuzzi and sauna, 2 toilets and shower - heating : reversible heat pump - independent parking lot.

### Exterior :

Carport for 3 cars - garden shed - vegetable plot with greenhouse 30m<sup>2</sup> - small outbuilding 20m<sup>2</sup> - little stream + pond. The whole property is connected with WiFi.