



Reference : 5942



SUPERB PROPERTY, IDEALLY LOCATED IN THE DORDOGNE VALLEY, 20 MIN. SOUTHEAST OF SARLAT. HIGH QUALITY RESTORATION FOR THIS SET, ON A LARGE ILLUMINATED PARK - IDEAL FOR FAMILY LIFE OR SECONDARY HOME !! REAL "COUP DE COEUR" !!

**813 200 € HAI**  
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### THE HOUSE / GARDEN FLOOR :

Hall 13 m<sup>2</sup> leading to a large bright living room with fireplace 78 m<sup>2</sup>, small lounge 30 m<sup>2</sup>, dining kitchen 26 m<sup>2</sup>, shower room with WC 3 m<sup>2</sup>, cellar and adjoining boiler room.

### FIRST FLOOR (first part) :

Two bedrooms (23 et 18.5 m<sup>2</sup>), one with shower room and WC. Extra bedroom in the attic 18 m<sup>2</sup>.

### FIRST FLOOR (second part) :

Parental ensuite with bathroom, dressing room, WC, 75 m<sup>2</sup>. Bedroom 24 m<sup>2</sup> with study room or extra bedroom in the attic 15 m<sup>2</sup>.

### THE EXTERIORS AND OUTBUILDINGS :

The set is located on a illuminated park of meadows and woods of 24,230 m<sup>2</sup>. There is an 11x5 m heated swimming pool and its large solarium. Garage or carport on the ground.

### MORE DETAILS - +++ :

Restoration with high quality features in the 1990's - wooden double glazing - oil central heating (underfloor heating + radiators) - septic tank - electric hot water tank.

DO NOT HESITATE TO CONTACT US FOR MORE INFORMATION !!