



# HOGAN LACROIX

REAL ESTATE AGENCY IN SARLAT

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Reference : 6049



"UNDER CONTRACT" UNIQUE IN SARLAT !! CONTEMPORARY HOUSE, ON THE HEIGHTS, WITH AN EXTRAORDINARY VIEW OVER THE CITY AND THE SURROUNDING HILLS!! AN EXCEPTIONAL PROPERTY TO DISCOVER WITHOUT DELAY!!

## 388 500 € HAI VENDU

(Reference : 6049)

### THE HOUSE, OVERLOOKING TERRACE :

Living room 50 m<sup>2</sup>, fitted kitchen with pantry 10 m<sup>2</sup>, office 10 m<sup>2</sup>, en-suite bedroom with dressing room and shower room 19 m<sup>2</sup>, separate WC.

### ON THE LOWER FLOOR :

Bedroom 9 m<sup>2</sup>, large room with shower room and separate WC 76 m<sup>2</sup> (HSP 1.80 m). All opening onto a west-facing terrace.

### THE EXTERIORS AND OUTBUILDINGS :

This architect's house is located on a plot of 0.28 acres, planted with many southern species with two water points. It is relatively flat and easy to maintain. Electric gate with videophone, carport.

### MORE DETAILS - +++ :

High quality construction (2007), oriented EAST-WEST - double glazing (large bay windows to take advantage of the 180 degree view) - aérothermal heating, reversible air conditioning and electric heaters - septic tank (up to the current regulation).