



# HOGAN LACROIX

REAL ESTATE AGENCY IN SARLAT

13 Av. Thiers 24200, Sarlat  
Phone : +33 (0)5 53 28 50 88

Reference : 6078



A UFO IN BELVES COUNTRY!! 30 MIN. FROM SARLAT, ARCHITECT HOUSE FROM 1980, WITH ATYPICAL VOLUMES, REQUIRING SOME RESTORATION WORK, ON A LANDSCAPE AND FENCED PARK. ALL AMENITIES WITHIN WALKING DISTANCE !! TO DISCOVER QUICKLY...

**265 000 €** HAI

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## THE HOUSE / GARDEN FLOOR :

Hall 11 m<sup>2</sup>, living room with kitchen 51 m<sup>2</sup>, utility room 5 m<sup>2</sup>, living room with fireplace 25 m<sup>2</sup> opening onto shaded terrace, sas with WC 4.5 m<sup>2</sup>. Boiler room 25 m<sup>2</sup>.

## UPSTAIRS :

Landing 7 m<sup>2</sup>, three bedrooms (23, 9.5 and 9 m<sup>2</sup>), one with adjoining dressing room 7 m<sup>2</sup> and one with shower room, bathroom 10.5 m<sup>2</sup>, WC 1.5 m<sup>2</sup> and storage. Upstairs in the attic, landing 6.5 m<sup>2</sup>, two "bedrooms" 7 and 5 m<sup>2</sup>.

## THE EXTERIORS :

This house is located on a beautiful flat, landscaped and fenced land of 0.36 acres. There is a pool there.

## MORE DETAILS - +++ :

Atypical house on 5 levels - large double-glazed french bay windows - interior and exterior electric roller shutters - oil and wood central heating - mains sewage. The house requires some renovation and comfort work. Property tax: €1130 per year.