



Reference : 3873



SARLAT, WONDERFUL VIEW OVER SARLAT, 5 BEDROOM HOUSE CLOSE TO SHOPS !!

**321 700 €** HAI  
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### Ground floor :

Entrance 9.3 m<sup>2</sup>, wc 1.4 m<sup>2</sup>, lounge/dining 32 m<sup>2</sup> with fireplace, fitted kitchen 12 m<sup>2</sup>, corridor 4.4 m<sup>2</sup>, 2 bedrooms (10 m<sup>2</sup> et 13 m<sup>2</sup>), bathroom/wc 4m<sup>2</sup>.

### First floor :

Landing 9.5m<sup>2</sup>, 3 bedrooms (21.7 m<sup>2</sup>, 19 m<sup>2</sup>, 20 m<sup>2</sup>), shower room 6.7m<sup>2</sup>, WC 1.8m<sup>2</sup>.

### Basement :

Garage 39 m<sup>2</sup> - Cellar 9.4 m<sup>2</sup> + 15 m<sup>2</sup> - boiler room 12 m<sup>2</sup> - laundry room 14.2 m<sup>2</sup> - 3 rooms of 13 m<sup>2</sup> each with independent access (poss.B&B)

### Exterior :

terrace with panoramic view of Sarlat, basement & approx 1880 m<sup>2</sup> of land.

### More information :

Town gas central heating - Double glazing - Mains sewage - Medieval town centre 2km - 2min drive away from shops - Superb view - Holiday rental potential !