



Reference : 6052



ONLY 800M FROM THE MEDIEVAL TOWN CENTRE OF SARLAT, IN A VERY QUIET LOCATION, WITH ITS LOVELY GARDEN, STUNNING STONE HOUSE WITH TERRACE, GARAGE, SMALL OUTBUILDING AND INDEPENDANT APARTMENT FOR RENTAL INCOME.

**330 000 €** HAI

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### Ground floor :

Entrance/corridor 10.4m<sup>2</sup>, kitchen 12m<sup>2</sup>, living room with fireplace 22.5m<sup>2</sup>, dining room 12.7m<sup>2</sup>, bedroom 12.9m<sup>2</sup>, dressing room 2.8m<sup>2</sup>, shower room 5.5m<sup>2</sup>, wc 1.5m<sup>2</sup>. Terrace , south facing.

### First floor :

Landing 4m<sup>2</sup>, 3 bedrooms(13.4m<sup>2</sup>, 15.7m<sup>2</sup>, 8.4m<sup>2</sup>), shower room / wc 5.9m<sup>2</sup>, 2 attics (10.4m<sup>2</sup>, 9.7m<sup>2</sup>).

### Garden level :

corridor 6m<sup>2</sup>, kitchene / laundry room 9.9m<sup>2</sup>, living room 13.6m<sup>2</sup>, bedroom 11.8m<sup>2</sup>, shower room / wc 5m<sup>2</sup>. Boiler room 13.4m<sup>2</sup>, cellar 5.8m<sup>2</sup>, garage 22.5m<sup>2</sup>.

### Exterior :

Land 2224m<sup>2</sup>, garden shed 5.6m<sup>2</sup>, outbuilding (4.4m<sup>2</sup>, 7.7m<sup>2</sup>) with large covered terrace 25.2m<sup>2</sup>.

### More information :

Partly double glazed - Mains sewage - oil central heating - lovely garden - very quiet location - close to town centre and shops. DPE : 174 - GES : 53