



Reference : 6070



SARLAT - QUALITY RESTORATION FOR THIS STONE HOUSE FROM THE 1950S - ALL AMENITIES WITHIN WALKING DISTANCE AND EASILY ACCESSIBLE TOWN CENTER!! LOVELY FAMILY HOME WITH GOOD RENTAL POTENTIAL!! TO DISCOVER !!

**286 200 € HAI**  
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## THE HOUSE / GARDEN FLOOR :

Hall with cupboards 13 m<sup>2</sup>, living room 35 m<sup>2</sup> (opening onto covered terrace), fitted kitchen and dining area 16.5 m<sup>2</sup>, bedroom with shower room 15 m<sup>2</sup>, WC 2 m<sup>2</sup>.

## UPSTAIRS (WITH INDEPENDENT ACCESS):

Landing 16 m<sup>2</sup>, 4 bedrooms, two of which have a sink (15, 13, 11 and 9 m<sup>2</sup>), bath and shower room 10 m<sup>2</sup> and WC 2 m<sup>2</sup>.

## THE EXTERIORS AND OUTBUILDINGS :

This house is located on landscaped and fenced land, laid out in terraces, of 1 acre. There is a panoramic terrace with barbecue area of 85 m<sup>2</sup> (with water and electricity) and a large games room of 60 m<sup>2</sup> (with storage space). At the top of the rock, dominating the property, a Templar watchtower dating from the 13th Century. Swimming pool possible.

## MORE DETAILS - +++ :

Recent quality restoration - insulation (walls and roofs), new electricity and plumbing - acoustic double glazing - town gas central heating and reversible air conditioning - mains sewage - Property tax: €1,709 per year.