



Reference : 6080



5 MINUTES FROM SARLAT, ON THE HEIGHTS OF THE DORDOGNE VALLEY, VERY CHARMING LITTLE HOUSE WITH ITS GUEST HOUSE ! IDEAL SECOND HOME OR SEASONAL RENTAL INVESTMENT!

202 000 € HAI  
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### House composed of : ground floor :

Living room/kitchen 30m<sup>2</sup> with fireplace opening onto covered terrace 22m<sup>2</sup>.

### First floor :

Landing 4.4m<sup>2</sup> leading to bedroom 10.5m<sup>2</sup>, bathroom 3m<sup>2</sup>, wc 0.8m<sup>2</sup>.

### Guest house :

Bedroom 14m<sup>2</sup> with mezzanine 11m<sup>2</sup>, shower room/wc 3.5m<sup>2</sup>.

### Exterior :

Large covered terrace 22m<sup>2</sup>, terrace overlooking chateau, enclosed courtyard.

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Wood and electric heating, close to Sarlat and shops, river within walking distance!