



Reference : 6099



SARLAT - TOWN HOUSE RESTORED WITH CARE OF 130 M<sup>2</sup> - THREE BEDROOMS ENSUITE - GARDEN WITH HEATED SWIMMING POOL - THIS HOME WILL SEDUCE YOU BY ITS ATYPICAL ASPECT ! TO DISCOVER QUICKLY ! POSSIBLE RENTAL INCOME +++

**337 600 € HAI**

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## THE HOUSE / GARDEN FLOOR :

Hall with glass roof 10 m<sup>2</sup>, fitted kitchen 19 m<sup>2</sup> opened onto the garden, living / dining room 26 m<sup>2</sup>, staircase with office and storage 5.7 m<sup>2</sup>, WC 1.5 m<sup>2</sup>.

## FIRST FLOOR :

Bedroom 1) 17 m<sup>2</sup> with ensuite bathroom (balneo bath) with WC 4.5 m<sup>2</sup>, Bedroom 2) with balcony 14.7 m<sup>2</sup> with ensuite shower room with WC 8.7 m<sup>2</sup>, landing and corridor 8.6 m<sup>2</sup>.

## ATTIC FLOOR :

Attic bedroom 15 m<sup>2</sup> and shower room with WC 2 m<sup>2</sup>.

## THE HOUSE / GROUND FLOOR :

Garage with boiler room 30 m<sup>2</sup>.