



Reference : 6100



20 MIN. SOUTH OF SARLAT - VERY BEAUTIFUL "PROVENCAL STYLE" VILLA ON A LANDSCAPE PARK, FULLY FENCED, WITH HEATED POOL AND INDEPENDENT STUDIO - THIS HOUSE WILL SEDUCE YOU WITH ITS GREAT COMFORT OF LIVING WITH SOUTH-EAST ACCENTS... COUP DE COEUR !!

**363 300 € HAI VENDU**  
(Reference : 6100)

## THE HOUSE / GARDEN FLOOR :

Hall with stairwell and guest WC opening onto a large living room with open kitchen opening onto three terraces facing North, West and South-West, utility room, master ensuite bedroom with shower room and WC. The studio, with independent access, or via the entrance, consists of a living room with equipped kitchen, bedroom, shower room with WC.

## UPSTAIRS :

Landing, two bedrooms, a study room, and a bathroom with spa bath, as well as separate WC.

## BASEMENT :

Large garage, boiler room and wine cellar.

## THE EXTERIORS :

The property is located on a wooded park, fully fenced and secured with electric gate and videophone, of 0.64 acres. There are numerous terraces with ideal orientations, as well as a chlorine swimming pool (9x4 m), heated and secured by an electric roller shutter with a large solarium. Small garden shed and technical room for the pool.

## MORE DETAILS - +++ :

Property designed by an architect in 1984 - Double glazing with electric roller shutters - Oil central heating and fireplace insert - Mains drainage - New swimming pool liner from 2021 - Property taxes: €1,845 per year.

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# HOGAN LACROIX

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HEATED POOL AND INDEPENDENT STUDIO - THIS HOUSE WILL SEDUCE YOU WITH ITS GREAT COMFORT OF LIVING WITH SOUTH-EAST ACCENTS... COUP DE COEUR !!