



Reference : 6103



10 MIN. SOUTH FROM SARLAT - IN THE DORDOGNE VALLEY - CONTEMPORARY HOUSE WITH SOUTHERN ACCENTS, PLEASANT TO LIVE IN, WITH A BEAUTIFUL LANDSCAPED LAND AND BEAUTIFUL POOL AREA!!

**303 050 € HAI**  
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## THE HOUSE / GARDEN FLOOR :

Hall 3 m<sup>2</sup>, living room, part of which with cathedral ceiling 50 m<sup>2</sup> (opening onto covered south-facing terrace), semi-open kitchen 9 m<sup>2</sup>, hallway with storage, leading to a first sleeping area 2.5 m<sup>2</sup>, two bedrooms 10.5 and 10 m<sup>2</sup> and bathroom shower 4.5 m<sup>2</sup>, WC 1.8 m<sup>2</sup>. A master suite with bedroom 14 m<sup>2</sup>, dressing room 8.5 m<sup>2</sup>, and bathroom and shower with WC 8 m<sup>2</sup>. Cellar 7 m<sup>2</sup> and garage 35 m<sup>2</sup>.

## UPSTAIRS :

Office landing 9 m<sup>2</sup>, opening onto roof top of approximately 35 m<sup>2</sup>, bedroom with shower room and WC 10 m<sup>2</sup>.

## THE EXTERIORS AND OUTBUILDINGS :

This set is located on a landscaped, flat and very easy to maintain plot of 0.35 acres. There is a beautiful swimming pool area with solarium, a 6 m long carport designed for a small motorhome and numerous parking spaces (paved driveways). Small shed serving as a technical room for the swimming pool.

## MORE DETAILS - +++ :

Healthy and well-maintained house from 1990 - wooden double glazing - oil central heating, wood stove and air conditioning upstairs - septic tank - Land Tax : 1.648 € a year.