



Reference : 6117



EAST FROM SARLAT - IN A VILLAGE WITH AMENITIES - IN THE QUIET SETTING OF A PEDESTRIAN STREET - CHARMING STONE HOUSE IDEAL FOR A PIED-A-TERRE IN THE PERIGORD NOIR OR RENTAL INVEST !! TO DISCOVER !!

**228 900 € HAI**  
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### THE HOUSE / GARDEN FLOOR :

Hall 5.5 m<sup>2</sup>, living room with wood stove and study space 44 m<sup>2</sup> opening onto beautiful west-facing terrace, fitted kitchen 13 m<sup>2</sup>, two bedrooms 16 and 10 m<sup>2</sup>, shower room with WC 6 m<sup>2</sup>, laundry room 4 m<sup>2</sup>, hallway 4 m<sup>2</sup>.

### UPSTAIRS :

Attic bedroom with terrace with view 22 m<sup>2</sup> and shower room with WC 4.5 m<sup>2</sup>. Attic.

### THE EXTERIORS :

The house is located on a wooded and landscaped plot of 0.30 acres. There is a swimming spa (jacuzzi and counter-current swimming) with three beautiful terraces, all facing West to enjoy the sunsets.

### MORE DETAILS - +++ :

Healthy house in need of some updating (painting) - double glazing - reversible air conditioning, wood stove and electric heating - electric water boiler - mains sewage - Property tax: €908 per year.