



Reference : 6130



15 MIN. SOUTH FROM SARLAT - BEAUTIFUL STONE COMPLEX, PARTLY RESTORED, WITH ALL AMENITIES AND THE RIVER WITHIN WALKING DISTANCE - REMAINING POTENTIAL FOR EXPANSION AND SEASONAL ACTIVITIES - TO DISCOVER WITHOUT DELAY!!

243 800 € HAI
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THE MAIN HOUSE, RESTORED IN 2024 (97 m² approx.) :

It offers, on the ground floor, entrance into a 6 m² veranda, 20 m² living room, 20 m² equipped kitchen/diner and separate WC. Upstairs, a master suite with bathroom and shower with WC, 27 m² dressing area, a 13.5 m² bedroom with shower room, and a 11 m² bedroom, 5.5 m² hallway.

ADJOINING THE FIRST HOUSE :

A second house to be completely restored offering the possibility of three floors of 46 m² on the ground and with access to the garden.

EXTERIORS AND OUTBUILDINGS :

There is also a barn to restore with a structural work of 60 m² on the ground. This complex is located on a flat plot of 812 m² with parking spaces.

ADDITIONAL INFORMATION - ++++:

Quality restoration, recent (2024), where the owners have managed to combine the old charm of this farmhouse with all modern comforts - Double glazing wood on the ground floor, single glazing upstairs - low-consumption electric heating - electric water boiler - mains sewage - possibility of a wood stove in the old "cantou" - a large bay window remains to be installed in the living room (giving direct access to a terrace and the garden).

INTERESTING SET FOR ITS LOCATION AND ITS MANY REMAINING DEVELOPMENT POSSIBILITIES WITH A HABITABLE AND COMFORTABLE PART AS IT IS!!



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DO NOT HESITATE TO CONTACT US FOR MORE INFORMATION!!