MAISONS & CHATEAUX



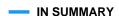
Beautiful typical Perigourd style house of 213m², close to Sarlat

• Area sarlat

价 Usable:

 Land : 9 500 m² 535 800 €

House of character for sale Dordogne. Overloocking the Beune valley, this typical stone property is set on 9500m² of mature land, only a few minutes from the capital of black Perigord, with pool and tennis court. The house, facing south benefits of plenty of sunlight.



Habitable: 213 m²

Rooms: 8 Swimming pool: yes Bedrooms: 6 Garage place: 2 Parking space: 4 Bathrooms: 3

Outbuildings: no

Wood and Fuel

Adsl

Advantages: Close to Sarlat | Quiet environment

SERVICES

1st Shops: 2 mn All shops: 2 mn Health: 6 mn

Middle School: 5 mn Elementary: 2 mn High school: 5 mn

5 mn 30 mn 35 mn ್ಕ್ 35 mn

ENERGY INFORMATION

Consommation conventionnelle 216,00 kWhep/m².an

Estimation des émissions 53,00 kg éqCO2/m².an









DESCRIPTION

House:

Entrance hall with cupboards: 9,53m² Kitchen: 15,22m² leading to the garden

Dinning-room: 27,51m² with fireplace and french windows leading to the terrace

Living room to the tower: 40,24 with office and library

Bedroom 1: 13,42m² corridor: 9,56m² Toilet: 1,99m² Bathroom: 4,26m² Bedroom 2: 12,19m²

Door leading to the basement

First floor:

Corridor with cupboards:

Bedroom 3: 11,45m2toilet: 1,38m2

Shower room: 2,87m² Bedroom 4: 16,06m²

Bathroom with stone wall: 13,04m²

Bedroom 5: 19,17m² Bedroom 6: 18,72²m² Basement: 86m² Boiler room: 11,29m²

Garages for 2 vehicles: 48,96m²

Room for storage: 20m² Wine cellar: 5,19m²

The south face terrace is equipped with an electric blind of 11,80m

Large pool 15 x 6

Tennis court in need of some refreshment works

Nice park closed by small walls

