



Ref : 8475MAP

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

Area sarlat



Habitable : 213 m²



Usable : 299 m²



Land : 9 500 m²

535 800 €

House of character for sale Dordogne. Overlooking 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.

IN SUMMARY

Rooms : 8
Bedrooms : 6
Bathrooms : 3

Swimming pool : yes
Garage place : 2
Parking space : 4
Outbuildings : no



Wood and Fuel



Adsl

Advantages : Close to Sarlat | Quiet environment

SERVICES



1st Shops : 2 mn



All shops : 2 mn



Health : 6 mn



Elementary : 2 mn

Middle School : 5 mn

High school : 5 mn



5 mn



30 mn



35 mn



35 mn

ENERGY INFORMATION

Consommation conventionnelle 216,00 kWh/m².an

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



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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: 18,72m²

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

Are you interested ?



Marie

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