



Ref : 9141CHG

**Black Périgord, beautiful house 6 bedrooms, Lascaux, Les Eyzies, Sarlat.**

Area **SARLAT**



Habitable : 452 m<sup>2</sup>



Usable : 474 m<sup>2</sup>



Land : 1 061 m<sup>2</sup>

698 000 €

**Luxurious residence for sale Dordogne.** In the heart of a village in the Périgord Noir, located between the major tourist sites of Lascaux, Les Eyzies, 12 mn from Sarlat, large stone house from the beginning of the XXth century, 474 m<sup>2</sup> on two levels, on cellar, 5 bedrooms en suite, 1 large reception hall, 2 living rooms, 2 dining rooms, professional kitchen, dishwasher, laundry room, private apartment with fitted kitchen, dining room, living room, bedroom, bathroom. Oil-fired central heating with hot water production, electric and reversible air-conditioning, parking for 6 cars, swimming pool with chlorine, secured. The house is sold partly furnished and equipped. Ideal property to develop a quality guest house.

#### IN SUMMARY

Rooms : 17  
Bedrooms : 6  
Bathrooms : 6

Swimming pool : yes  
Garage place : nc  
Parking space : 6  
Outbuildings : no



Fuel and Electricity



Adsl

**Advantages :** Spacious | Perfect condition

#### SERVICES



1st Shops : Nearby



All shops : 15 mn



Health : 15 mn



Elementary : Nearby

Middle School : 15 mn

High school : 15 mn



60 mn



60 mn



60 mn

#### ENERGY INFORMATION

Consommation conventionnelle 296,00 kWh/m<sup>2</sup>.an

Estimation des émissions 24,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



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## — DESCRIPTION

The house is entirely enclosed by walls.

Access by stairs to a terrace or on the same level by another entrance.

Entrance hall : 21.00 m<sup>2</sup>,

floor in sea rush, French window on terrace with double glazing.

Living room : 14.50 m<sup>2</sup>,

access to terrace, double glazing

Dining room : 27.00 m<sup>2</sup>,

access to terrace by French window, double glazing, exposed beams.

Dining room : 24.00 m<sup>2</sup>,

large stone fireplace, exposed beams,

Professional kitchen : 16.50 m<sup>2</sup>.

Stainless steel fittings, cold room, hood, Godin piano, tiled floor and walls.

Sink: 6.30 m<sup>2</sup>,

tiled floor and walls.

Back kitchen: 10.00 m<sup>2</sup>,

tiled floor, double sink, butcher block.

Cellar: 7.50 m<sup>2</sup>,

Laundry: 4.30 m<sup>2</sup>,

Office : 8.00 m<sup>2</sup>, access to apartment.

Veranda : 24.00 m<sup>2</sup>,

sandstone on the ground, large double glazed bay windows with access to terrace, exposed beams.

Living room : 24.50 m<sup>2</sup>,

Fireplace, sea rush on the floor, exposed beams.

Boiler room :

oil-fired boiler Ideal Standard with hot water production and Viessmann buffer tank.

Corridor: 15.50 m<sup>2</sup>,

sandstone floor,

Wc for PMR : 2.70 m<sup>2</sup>,

sandstone floor.

Storeroom : 3.00 m<sup>2</sup>,

sandstone floor.

Small room with electric cupboard : 1.35 m<sup>2</sup>.

Toilet with hand washbasin : 3.70 m<sup>2</sup>,

sandstone floor, vmc.

Bedroom 1 : 36.00 m<sup>2</sup>, living room

with living room of 17.50 m<sup>2</sup>, toilet of 1.00 m<sup>2</sup>, bedroom with cupboard of 11.00 m<sup>2</sup>, corridor of 2.80 m<sup>2</sup>, bathroom of 3.00 m<sup>2</sup> with bathtub, washbasin, parquet floor.

with bathtub, washbasin, parquet floor, vmc, electric towel heater, Italian shower of 1.20 m<sup>2</sup>, electric heating, sea rush on the ground, simple glazing.

Bedroom 2 : 23.00 m<sup>2</sup> with

including a 1.00 m<sup>2</sup> corridor, 6.50 m<sup>2</sup> study, 12.00 m<sup>2</sup> bedroom, sea rush floor, 2.70 m<sup>2</sup> Italian shower with washbasin, electric towel dryer, 1.30 m<sup>2</sup> separate wc, electric heating.

1st floor

Landing with linen cupboard.

Bedroom 3 : 49.00 m<sup>2</sup> with a

with corridor of 5.35 m<sup>2</sup>,

living room or bedroom of 12.50 m<sup>2</sup>,

shower room of 5.70 m<sup>2</sup>,

Bedroom of 13.50 m<sup>2</sup> sisal floor

with bathroom of 11.00 m<sup>2</sup>,

bath-tub shower, parquet floor, electric towel dryer,

wc of 1.40 m<sup>2</sup>,

electric heating and reversible air conditioning.

Corridor: 14.00 m<sup>2</sup>,

cupboard lingerie, sisal floor, electric heating.

Bedroom 4 : 35.50 m<sup>2</sup>, with independent wc

with independent wc of 1.10 m<sup>2</sup>,

living room of 17.00 m<sup>2</sup> with cupboard,

bedroom of 10.50 m<sup>2</sup>,

corridor of 2.50 m<sup>2</sup>,

bathroom of 4.50 m<sup>2</sup>, two washbasins, bath-tub shower, parquet floor, electric towel dryer, electric heating and reversible air-conditioning.

Bedroom 5 : 40.00 m<sup>2</sup>, independent wc  
independent wc of 1.35 m<sup>2</sup>,  
living room of 20.00 m<sup>2</sup>, sea rush,  
room of 12.00 m<sup>2</sup>,  
release of 2.35 m<sup>2</sup>,  
bathroom of 3.00 m<sup>2</sup> with bath-tub, parquet floor, vmc, electric towel-dryer, Italian  
shower of 1.15 m<sup>2</sup>, vmc, electric heating and reversible air-conditioning.

Apartment : 58.00 m<sup>2</sup>  
with landing of 2.55 m<sup>2</sup>,  
open kitchen of 4.25 m<sup>2</sup>, fitted and equipped, parquet floor,

dining room of 10.50 m<sup>2</sup>, reversible air-conditioning,

corridor of 3.50 m<sup>2</sup>,

independent toilet of 1.55 m<sup>2</sup>,

bedroom of 14.50 m<sup>2</sup>, reversible air conditioning,

bathroom of 6.50 m<sup>2</sup>,  
parquet floor, bath-tub-shower, basin, electric towel radiator,

corridor of 1.30 m<sup>2</sup>,

living room of 12.50 m<sup>2</sup>,  
electric radiator, cupboard.

Cellar

Swimming pool of 7.50 m x 3.00 m with chlorine of 2010, secured.

Parking for 6 cars.

Would be ideal for large family or bed and breakfast.

12 mn from Sarlat

Close to Lascaux and Les Eyzies.

20 mn from the Dordogne Valley

Quiet village of character with first services.

Are you interested ?



Marie

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