



Ref : 9429CHG

Sarlat, renovated house and gite with swimming pool

Area SARLAT



Habitable : 265 m²



Usable : 265 m²



Land : 1 313 m²

546 000 €

House of character for sale Dordogne. Sarlat, close to shops, property composed of a house of 194.62 sqm freshly renovated, with large living room overlooking the garden, new equipped and furnished kitchen, dining room, winter living room with fireplace, 4 bedrooms of which 3 en suite, an independent house of 59 sqm used as a gite with living room kitchen and 2 bedrooms, covered terrace, double garage, swimming pool, large covered terrace, on a wooded garden of 1313 m². Main house: 194.62 m²

IN SUMMARY

Rooms : 11
Bedrooms : 6
Bathrooms : 5

Swimming pool : yes
Garage place : 2
Parking space : 3
Outbuildings : yes



City gas



Adsl

Advantages : Recently restored | Gite or second home

SERVICES



1st Shops : 2 mn



All shops : 2 mn



Health : 2 mn



Kindergarten : 2 mn

Elementary : 2 mn

Middle School : 3 mn

High school : 4 mn



5 mn



25 mn



45 mn

ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m².an
Pas de données

Estimation des émissions 0,00 kg éqCO2/m².an
Pas de données

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— DESCRIPTION

Entrance: 5.02 m²

Glazed summer living room: 53.00 m²

2 large sliding bay windows, 2 glass doors, stone grill fireplace, exposed stone walls

Dining room 20.00 m²

Stairs to bedroom 3, glass doors to veranda, kitchen access and winter living room

Winter living room: 42.68 m²

Stone fireplace with open fireplace, staircase to bedroom 4

Landing : 1.21 m²

Fully equipped kitchen: 10.28 m²

new, redone in 2019

Bedroom 1 or office: 9.72 m²

one window, closets

Bedroom 2 en suite: 21.60

dressng room, shower room with Italian shower, basin, 1 window

Independent toilet: 2.88 m²

a window, cupboard with Saunier Duval wall boiler, town gas

First floor

Bedroom 3 en suite: 07.00 m²

above the dining room, under roof, floor area 16,67m²

Bathroom: 06.53 m²

Attic, furniture 2 basins, bathtub, wc, closets, velux

Bedroom 4 en suite: 15.57 m²

Above the winter living room, dressing, a window

Bathroom: 4.50 m²

toilet, basin, shower cabin, window

Laundry room: 6.12 m²

Double garage for two vehicles,

Attached to garages, self-catering accommodation for gite or guest house use.

Gite : 57.93 m²

Living room /kitchen fully equipped: 29.64 m²

2 windows on 2 sides, entrance door on covered terrace, electric heating, equipped kitchen

Bedroom 1: 9.15 m²

Bedroom 2: 14.46 m²

Bathroom: 3.30 m²

basin, shower

Independent toilet: 1.38 m²

covered terrace 13.10 m²

swimming pool 5 X 10 m

3 steps, new chlorine filtration, 6 years liner

bathroom in the garden 45 m²

electric gate with intercom

Main drainage

city gas heating

in the main house, new double glazed aluminum joinery with aluminum shutter

Quietly located, close to the city center, in an urbanized area close to all shops.

Are you interested ?



Marie

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