

Superbly situated property comprising two houses
(main ...

Country House For Sale



Price: €378,000

Bedrooms: 7

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Sarlat-La-Caneda
Aquitaine,24200

Superbly situated property comprising two houses (main house and one gite) with rental potential, secured swimming pool (11m x 5m), stone borie , chalet (11m2), all set on around 6700 m2 of enclosed flat grounds just outside a pretty medieval village with amenities on the banks of the river in the Perigord Noir of the Dordogne. Excellent rental potential.

Ideal as a primary residence with gite for holiday rentals, a holiday home or as a large rental property. Quiet location, in walking distance of the village and amenities, easily managed grounds.

Main features :

- one house with around 110 m2 of living space, large garage and terrace
- one house with around 70 m2 of living space, covered terrace
- enclosed pool (11m x 5m)
- stone borie
- wood chalet (11m2)
- 6700 m2 of flat land
- ADSL broadband
- 2 septic tanks
- 2 separate entrances

House 1 - 110 m2 of living space

- Entrance hall, tiled floor
- Fitted kitchen (27 m2), tiled floor
- living room with fireplace and insert wood burner, tiled floor

- ground floor bedroom, tiled floor
- ground floor bathroom with full bath and full shower
- separate toilet with wash basin
- 2 double bedrooms on 1st floor
- large room which could make 4th bedroom in the pigeonier tower
- garage and wine cellar on lower ground floor
- large partly covered terrace
- electric heating
- East/West facing

House 2 - 70m2 of living space

- living/dining room with French windows to the terrace (46 m2)
 - compact fitted kitchen (8m2)
 - ground floor shower room
 - separate wc
 - small ground floor single bedroom (8m2)
 - 2 bedrooms on first floor (17m2, 14m2)
 - electric heating
 - East/West facing
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