

Superbly situated property comprising two houses
(main ...

Country House For Sale

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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

