

## Village house with stream near Sarlat in the Dordogne

## Country House For Sale

## Village house with stream near Sarlat in the Dordogne

Price: €238,500

Bedrooms: 3

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Domme Aquitaine, 24250

Superb stone village house dating from the 17th century, fully restored about 125 m2, a beautiful little terrace (boletus), beautiful little garden with stream, several cellars in the garden, garage, courtyard and parking, all on 560 m2 of land in the heart of a medieval village on the banks of the Dordogne near Sarlat in Perigord Noir ... all shops and the river on foot !!!

An old restored mill house with lots of charm and character, currently a holiday home!

## Main Features :

- 125 m2, fully restored including an entrance, a kitchen-dining room, a living room with fireplace, a bedroom and a bathroom on the ground floor; 2 bedrooms and a bathroom and wc upstairs
- 560 m2 of adjoining land with small stream, lawn, shrubs and plants (palm, rose, wisteria, lavender, lily of the valley, iris, hydrangeas)
- cellars approximately 60 m2
- a detached garage of about 12 m2
- new electric heating and fireplace
- partial double glazing
- roof insulation
- sanitation all in the sewer
- small covered terrace in the South

- barbecue
- two private entrances
- parking in the yard for about 3 cars
- ADSL, WIFI
- Blank ECD

The house (125 m2 living space):

On the ground floor :

- entrance to the South (1 m2)
- a large living room with parquet floor and fireplace with wood stove, South and North exposure, exposed beams, exotic wood staircase upstairs (30 m2)
- a kitchen-dining room, tiled floor, 2 windows to the east and one to south, exposed beams (23 m2)
- a double room north (14 m2) with bathroom en suite with shower, sink and toilet

Upstairs :

- a double room south (16 m2), with laminated wood floor, beautiful exposed beams on the ceiling
- a south double bedroom (13 m2) with laminate wood floor, beautiful exposed beams on the ceiling
- a bathroom with bathtub / shower, sink and toilet, tiled floor, washing machine connection

Outside the house, a small partially covered terrace (boletus) to the south with slabs on the ground and stone staircase that goes down into the garden to the south with stream and barbecue area, all very well maintained and charming.

At the garden level there are two small cellars below the terrace (about 10 m2); behind the house is a larger cellar (about 50 m2) with the old mechanisms of the flour mill.

At the entrance of the property there is a garage for one car (about 12 m2) and parking for about 3 cars.

The house is in perfect condition with all comforts, well maintained with bright rooms and a nice landscaped garden, shops walk to the village and the river and only 10 minutes from Sarlat and close to all the sights of Perigord.

Great environment for a holiday home and a lot of potential for seasonal rentals!

Property Taxes: 596 Euros (2017)

Purchase fees: 18,100 Euros (approximately)

