

Spacious stone house on the edge of Sarlat La Caneda

Country House For Sale

**Price:** €213,000**Bedrooms:** 4**Bathrooms:** -**M2 Living:** -**M2 Plot:** -**M2 Terrace:** -**Address:** Sarlat-La-Caneda
Aquitaine, 24200

A spacious Perigord stone house of the year 1950 on 2 levels to - 140 m2 on two levels

- large living / dining room with fireplace
- 4 bedrooms (2 bedrooms on the ground floor, 2 bedrooms upstairs)
- 2 shower rooms
- 2 toilets
- central heating oil and fireplace (new boiler 2017)
- roof insulation, single glazing
- sanitation by septic tank and grease trap
- electricity redone
- 1 garage with workshop (23 m2)
- a shed with wine cellar (20 m2)
- 2 stables
- large terrace in the South

- front garden on 2 levels in the South

- ADSL, WIFI

The house (140 m2):

on the ground floor (90 m2):

- entrance to the South, marble floor (8 m2)
- a partially fitted kitchen in the North, tiled floor (11 m2)
- a living-dining room with fireplace, parquet floor, door to the south terrace (30 m2)
- a bedroom in the East, parquet floor (13 m2)
- one bedroom south, parquet floor (18 m2)
- a bathroom with walk-in shower (3 m2)
- a toilet (1.5 m2)
- a boiler room (new boiler 2017) (2 m2)

upstairs (50 m2):

- a landing with parquet floor (9 m2)
- a large double bedroom south, parquet floor (20 m2)
- a double room to the East, parquet floor (11 m2)
- a bathroom with shower and sink, tiled floor (4 m2)
- a toilet (2 m2)

In front of the house, a large south facing terrace and lawn with a large stone staircase descending to a part of grassland with 2 stables, currently occupied by a horse. A large meadow land of about 5000 m2 attached to the property may be for sale separately.

A second terrace to the south is built above a shed with storage and a wine cellar.

The property is fenced and closed by a wooden gate.

A charming house Perigourdine in good condition, located on a small rural road quiet but close to all shops in Sarlat and close to all the sights of the Perigord Noir.

Property taxes: 1900 Euros

Acquisition Fee: 15,700 Euros (approx)

