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Spacious stone house on the edge of Sarlat La Caneda

Country House For Sale



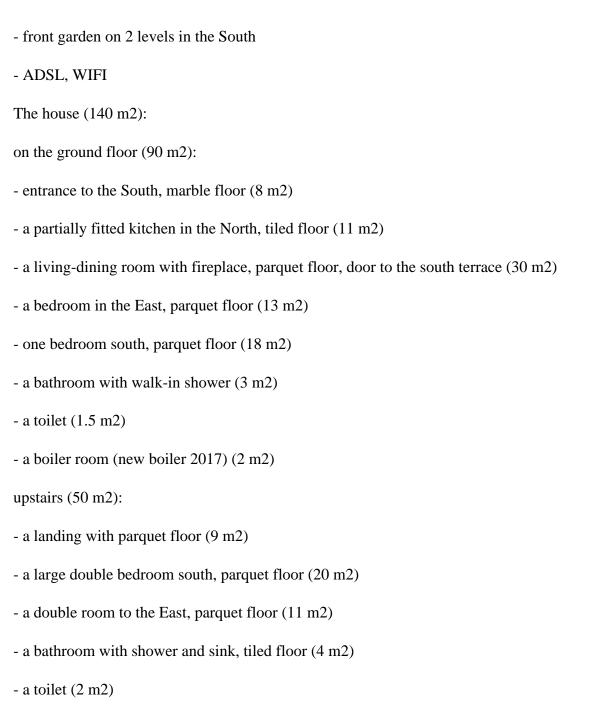
Price: €213,000 Bedrooms: 4 Bathrooms: -M2 Living: -M2 Plot: -M2 Terrace: -

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



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)