

A spacious, ecologically-friendly stone house for ...

Country House For Sale



Price: €399,000

Bedrooms: 4

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Sarlat-La-Caneda  
Aquitaine, 24200

A spacious, ecologically-friendly stone house for sale dating from 2007/2008 of around 200 m<sup>2</sup> of living space above a large basement with 4-car garage (105m<sup>2</sup>), south-facing covered terrace (56m<sup>2</sup>) with far reaching views, set in around 4000 m<sup>2</sup> of grounds with green leaf oak trees, and just 2 minutes from a village with baker and butcher and only 10 minutes north of Sarlat La Caneda with all amenities.

A very quiet location for this well-built stone house with solid materials and lots of character.

Main features :

- sturdy and imposing stone house with around 200 m<sup>2</sup> of living space
- large, partly covered south-facing terrace (56m<sup>2</sup>)
- spacious basement with 4-car garage, wine cellar, storeroom, laundry (105 m<sup>2</sup>)
- large workshop under front terrace (56m<sup>2</sup>)
- 4000 m<sup>2</sup> of partially wooded grounds
- underfloor central heating on both ground and first floors (economical heat pump)
- geothermically-heated hot water supply
- access to the house is by a privately owned driveway

The House :

Ground floor:

- entrance hall off covered porch, with wc and stairs to 1st floor (14m<sup>2</sup>)
- spacious and light free-standing kitchen with French windows leading to south terrace (16.52m<sup>2</sup>)
- large living dining room with monumental fireplace and Jotul wood burning stove (43.50m<sup>2</sup>)
- downstairs bedroom with ensuite shower room and French windows to south terrace (18m<sup>2</sup>)

All rooms on the ground floor are tiled.

First floor:

- central landing area (12m<sup>2</sup>)
- 3 bedrooms (43.50m<sup>2</sup>, 16m<sup>2</sup>, 14m<sup>2</sup>), one with cathedral ceiling and exposed beams
- 1 family bathroom with both roll-top bath and large Italian style shower and wc (8m<sup>2</sup>)

All rooms on the first floor have laminate wood floors and chesnut skirtings boards.

Basement :

- 4 car garage with fully insulated double doors
- wine cellar, storeroom and laundry
- workshop under south-facing terrace (56m<sup>2</sup>)

Facilities:

- mains water, electricity
- 2 rainwater reserves (7000 m<sup>3</sup>)
- new conform septic tank (3000 litres)
- Underfloor central heating (heat pump) and open fireplace with hot air pump
- geothermically-heated hot water
- double glazed, dual aluminium and solid oak windows
- 2 minutes drive to village with baker, butcher and restaurant
- 10 minutes drive to all amenities in Sarlat La Caneda
- ADLS broadband