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Spacious Perigourdine-style house dating from 1992 ...

Country House For Sale



**Price:** €388,000

**Bedrooms:** 4

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Salviac Midi-Pyrenees, 46340

Spacious Perigourdine-style house dating from 1992 for sale of around 170m<sup>2</sup> of living space and basement (60 m<sup>2</sup>) just a few kilometers from a pretty village with amenities, pool (10m x 5m), old stone garriot, all on around 12 905 m<sup>2</sup> of land with lovely views and just outside Salviac on the border of the Dordogne in the department of the Lot.

On the ground floor is an entrance hall (8m<sup>2</sup>), a south-facing fitted kitchen (15m<sup>2</sup>), a large living/dining room with fireplace and wood burning insert and access to the south facing terrace (43m<sup>2</sup>), a bedroom (11m<sup>2</sup>) an office leading to the terrace, a shower room with wc (6m<sup>2</sup>) and a separate wc with wash basin.

On the first floor are three bedrooms (26 m<sup>2</sup>, 16m<sup>2</sup>, 10 m<sup>2</sup>), one with small dressing room, and a bathroom with wc.

In front of the house on the south side is a large terrace with superb views over the garden and pool and across the valley. On the lower ground floor is a basement with laundry area (60 m<sup>2</sup>).

To the side of the house on the east side is an old stone garriot .

A large house in good general condition set in quiet surroundings with lovely views but not totally isolated and within easy access of both Gourdon and Sarlat and the airports of Bergerac, Brive and Toulouse.

Suitable as a large primary or secondary residence with excellent potential for either a B&B activity or holiday rentals.

Facilities: Mains water and electricity, septic tank, gas-fired central heating, underfloor on ground floor, radiators on first floor and buried gas tank, pool (10m x 5m), ADSL broadband.

Annual taxes: 1311 Euros.

