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| PROPERTY FOR SALE  SARLAT AREA |

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| Ref: AP2562 |  | Price: 630.000 € |

On Canal + they'd say: "This is a property we'd like to see more of"! This old manor house is one of those Périgord properties where you immediately feel at home.

The current owners have kept it in excellent condition following a clever restoration in the 1990s. The high ceilings in all the rooms, with the exception of the two large bedrooms (I should say suites), compensate for their mansard-roofed character by their unusually large floor areas.

7 rooms including 5 bedrooms: terraced gardens facing all directions, 3 bathrooms, 2 of which are en suite with the large bedrooms. Large lounge with fireplace. Large kitchen opening onto living room and two terraces. Large semi-buried cellar under the living room.

Very pretty swimming pool also on terrace. Very easy to maintain grounds (ideal for a second home, for example).

Heating and air conditioning by heat pump, fireplaces, electric radiators and electric underfloor heating on ground floor.

Not overlooked. Very peaceful setting in a very pretty hamlet with mills and chartreuse trees.

Information on the risks to which this property is exposed is available on the Géorisques website www.georisques.gouv.fr

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| | Characteristics: | | | | --- | --- | --- | |  | | | | * Type: House / Character property * Constructed in 1900 * Renovated in 1.995 * 3 levels * Style: Stone * Pool * Joint ownership: Semi-detached | * Condition: Good * Usable area: 200 m² * Land surf. area: 810 m² * Hamlet * Orientation: South East | * 5 bedrooms * 3 bathrooms * 6 rooms * 1 garage * 1 parking * Heating type: Heating pump | |

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| | Additional Information: | | | --- | --- | |  | | | Property location:   * Hamlet   Ground floor:   * Bedroom * Entrance lobby   1st floor:   * 2 Bedrooms * Bathroom   2nd floor:   * Kitchen   3rd floor:   * 2 Bedrooms * 2 Bathrooms   Energy report:   * Energy performance 246,00 KWHep/m²an | Energy report (continued):   * Gas emission 8,00 Kgco2/m²an * Année de référence utilisée pour établir la simulation des dépenses annuelles * Date de réalisation DPE (jj/mm/aaaa) * Montant bas supposé et théorique des dépenses énergétiques 2.440,00 € * Montant haut supposé et théorique des dépenses énergétiques 3.350,00 €   Heating:   * Electric   Other equipment:   * Double Glazing   Windows:   * Wood   Services:   * Nearest town : * Calm * Nearest shops : * Railway Station   Land:   * fenced * Swimming Pool | |

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| | Photos: | | | --- | --- | |  | | | Tres-belle-maison-de-village-authentique-08172023\_ | IMG\_1027.jpeg | | IMG\_0984.jpeg | Tres-belle-maison-de-village-authentique-08162023\_ | | Tres-belle-maison-de-village-authentique-08162023\_ | Tres-belle-maison-de-village-authentique-08162023\_ | |

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| | Energy Consumption: | | | --- | --- | |  | | |  |  | | **246 KWHep/m² an** | **8 Kg CO2/m² an** | | **Classe DPE - E** | **Classe GES - B** | |