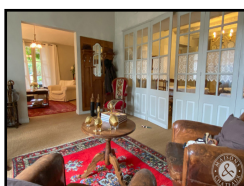




REAL ESTATE
PRESTIGE & CHARACTER




- Ref : **9141CHG**
- Price : **698 000 €**
- Location : **Aquitaine / Dordogne**



Black Perigord, touristic area of Lascaux, Les Eyzies, Sarlat, large village house of 474 m² sold partly furnished, 6 large bedrooms en suite, 3 living rooms, 2 dining rooms, professional kitchen, garden, pool, parking, ideal for accomodation activity.





Ref : 9141CHG	Location
<p>Living space : 452 m² Total potential : 474 m² Land surface : 1 061 m² Dependences : no Pool : yes Advantages : Spacious Perfect condition</p>	 <p>Region : Aquitaine Department : Dordogne</p>
Price : 698 000 €	

Fees to be paid by the vendor

Full description

In the heart of a village in the Périgord Noir, located between the major tourist sites of Lascaux, Les Eyzies, 12 mn from Sarlat, large stone house from the beginning of the XXth century, 474 m² on two levels, on cellar, 5 bedrooms en suite, 1 large reception hall, 2 living rooms, 2 dining rooms, professional kitchen, dishwasher, laundry room, private apartment with fitted kitchen, dining room, living room, bedroom, bathroom. Oil-fired central heating with hot water production, electric and reversible air-conditioning, parking for 6 cars, swimming pool with chlorine, secured.

The house is sold partly furnished and equipped.

Ideal property to develop a quality guest house.

The house is entirely enclosed by walls.

Access by stairs to a terrace or on the same level by another entrance.

Entrance hall : 21.00 m²,
floor in sea rush, French window on terrace with double glazing.

Living room : 14.50 m²,
access to terrace, double glazing

Dining room : 27.00 m²,
access to terrace by French window, double glazing, exposed beams.

Dining room : 24.00 m²,
large stone fireplace, exposed beams,

Professional kitchen : 16.50 m².
Stainless steel fittings, cold room, hood, Godin piano, tiled floor and walls.



Sink: 6.30 m²,
tiled floor and walls.

Back kitchen: 10.00 m²,
tiled floor, double sink, butcher block.

Cellar: 7.50 m²,

Laundry: 4.30 m²,

Office : 8.00 m², access to apartment.

Veranda : 24.00 m²,

sandstone on the ground, large double glazed bay windows with access to terrace, exposed beams.

Living room : 24.50 m²,

Fireplace, sea rush on the floor, exposed beams.

Boiler room :

oil-fired boiler Ideal Standard with hot water production and Viessmann buffer tank.

Corridor: 15.50 m²,

sandstone floor,

Wc for PMR : 2.70 m²,

sandstone floor.

Storeroom : 3.00 m²,

sandstone floor.

Small room with electric cupboard : 1.35 m².

Toilet with hand washbasin : 3.70 m²,

sandstone floor, vmc.

Bedroom 1 : 36.00 m², living room

with living room of 17.50 m², toilet of 1.00 m², bedroom with cupboard of 11.00 m², corridor of 2.80 m², bathroom of 3.00 m² with bathtub, washbasin, parquet floor.

with bathtub, washbasin, parquet floor, vmc, electric towel heater, Italian shower of 1.20 m², electric heating, sea rush on the ground, simple glazing.

Bedroom 2 : 23.00 m² with

including a 1.00 m² corridor, 6.50 m² study, 12.00 m² bedroom, sea rush floor, 2.70 m² Italian shower with washbasin, electric towel dryer, 1.30 m² separate wc, electric heating.

1st floor

Landing with linen cupboard.



Bedroom 3 : 49.00 m² with a
with corridor of 5.35 m²,
living room or bedroom of 12.50 m²,
shower room of 5.70 m²,
Bedroom of 13.50 m² sisal floor
with bathroom of 11.00 m²,
bath-tub shower, parquet floor, electric towel dryer,
wc of 1.40 m²,
electric heating and reversible air conditioning.

Corridor: 14.00 m²,
cupboard lingerie, sisal floor, electric heating.

Bedroom 4 : 35.50 m², with independent wc
with independent wc of 1.10 m²,
living room of 17.00 m² with cupboard,
bedroom of 10.50 m²,
corridor of 2.50 m²,
bathroom of 4.50 m², two washbasins, bath-tub shower, parquet floor, electric towel dryer, electric heating
and reversible air-conditioning.

Bedroom 5 : 40.00 m², independent wc
independent wc of 1.35 m²,
living room of 20.00 m², sea rush,
room of 12.00 m²,
release of 2.35 m²,
bathroom of 3.00 m² with bath-tub, parquet floor, vmc, electric towel-dryer, Italian shower of 1.15 m², vmc,
electric heating and reversible air-conditioning.

Apartment : 58.00 m²
with landing of 2.55 m²,
open kitchen of 4.25 m², fitted and equipped, parquet floor,

dining room of 10.50 m², reversible air-conditioning,

corridor of 3.50 m²,

independent toilet of 1.55 m²,

bedroom of 14.50 m², reversible air conditioning,



