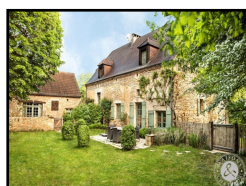
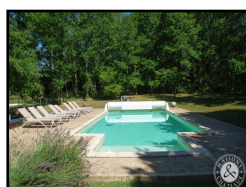




REAL ESTATE  
PRESTIGE & CHARACTER



- Ref : **9450CHG**
- Price : **1 032 000 €**
- Location : **Aquitaine / Dordogne**



“ Near SARLAT, beautiful charming property of 5 guest rooms, private house, outbuilding with dining room, professional kitchen, bread oven, and swimming pool, all set in a beautiful wooded park. Possibility of HLL installation. Good turnover. ”







| Ref : 9450CHG                                                                                                                                                                                                                                                                                         | Location                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Living space : <b>329 m<sup>2</sup></b><br/> Total potential : <b>369 m<sup>2</sup></b><br/> Land surface : <b>1,3 Ha</b><br/> Dependences : <b>yes</b><br/> Pool : <b>yes</b><br/> Advantages :<br/> <b>At the gates of Sarlat and major sites</b><br/> <b>Good turnover, to be developed</b></p> |  <p>Region : <b>Aquitaine</b><br/> Department : <b>Dordogne</b></p> |
| Price : <b>1 032 000 €</b>                                                                                                                                                                                                                                                                            |                                                                                                                                                       |

Fees to be paid by the vendor

### Full description

At the gates of SARLAT, beautiful charming guest house with 5 beautiful guest rooms, a private house with 3 bedrooms for owners, an outbuilding, used as a dining room with professional kitchen, a bread oven converted into a guest room, swimming pool, all set in a beautiful wooded park of 1.3 ha with the possibility of building light leisure houses on part of the park, sanitation already in place. A beautiful structure with a good turnover to continue to develop.

Main house:

Dining room kitchen: 31.77 m<sup>2</sup>.

Fitted and equipped kitchen, stone fireplace  
stone floor, 2 windows, a glass door, cupboards

Living room: 36.53 m<sup>2</sup> / 36.53 m<sup>2</sup>

accessible from the kitchen by a small staircase,  
wood stove, 3 windows, 2 wooden glass doors, access to the garden and terrace and shutters (covered terrace)

Covered terrace (bolet): 9.26 m<sup>2</sup>.

Accessible from the boiler room laundry area

Boiler room laundry room: 13.50 m<sup>2</sup>

De Dietrich fuel boiler, 1500 l fuel tank, sink, tiled floor

Private terrace: 20 m<sup>2</sup>

on a garden enclosed by stone walls, 2 accesses by a wooden gate



First floor, accessible from the kitchen and dining room by wooden stairs.

Corridor: 8.50 m<sup>2</sup>

A window, cupboard, sea rush floor,

Bedroom 1: 09.07 m<sup>2</sup>

Sea rush floor, 2 windows on 2 sides, exposed beams,

Bathroom: 05.15 m<sup>2</sup>

bathtub, double basin unit, WC, a velux

Bedroom 2: 09.02 m<sup>2</sup>

closets

Bedroom 3: 16.55 m<sup>2</sup>: 16.55 m<sup>2</sup>

Under the attic exposed framework, a small low window, air-conditioned

Garden level

Guest room 1: 17.00 m<sup>2</sup>

Accessible from the garden level, a French window, a window, a stone floor

Shower room: 03.97 m<sup>2</sup>.

Shower, washbasin unit, WC, stone floor

WC: 1.25 m<sup>2</sup>

hand wash basin, stone floor

Lingerie: 02.62 m<sup>2</sup>.

Building 2 :

On the garden level,

Dining room: 39.33 m<sup>2</sup>: 39.33 m<sup>2</sup>

table d'hôtes, 3 wooden double French windows, air-conditioned space, wood stove, waxed concrete floor, kitchen area equipped for breakfasts, covered terrace

Small living room: 15.67 m<sup>2</sup>.

a double wooden French window, sea rush floor,

Staircase entrance





Professional kitchen: 17.35 m<sup>2</sup> (17.35 m<sup>2</sup>)

air-conditioned space, tiled floor,

sink, double sink, stainless steel table, mixed Metro convoterm piano, electric steam, 2 refrigerator-freezer cabinets, flat heater, dishwasher,

Accessible from the outside,

Guest room 2 en suite: 21.09 m<sup>2</sup>

duplex, a bedroom area on the garden level 18.19 m<sup>2</sup>,

window and French window, stone floor,

a bedroom area above 15.32 m<sup>2</sup>

sisal floor, a washbasin, reversible air conditioning

shower room: 02.90 m<sup>2</sup>: 02.90 m<sup>2</sup>

Italian shower, basin, WC,

First floor :

Guest room 3 en suite: 18.00 m<sup>2</sup>

A window, sisal floor, reversible air conditioning

Shower room 04.71 m<sup>2</sup>

a skylight, washbasin, Italian shower, WC, stone floor

Guest room 4 en suite: 14.43 m<sup>2</sup>

Sisal floor, reversible air conditioning

Shower room 04.10 m<sup>2</sup>

Italian shower, washbasin, WC, stone floor

Bread oven:

Guest room 5 en suite: 18.65 m<sup>2</sup>

stone floor, fireplace in the bread oven,

a French window, a window, reversible air conditioning,

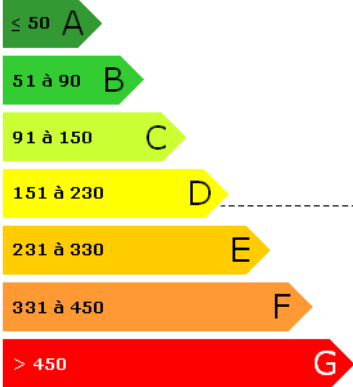
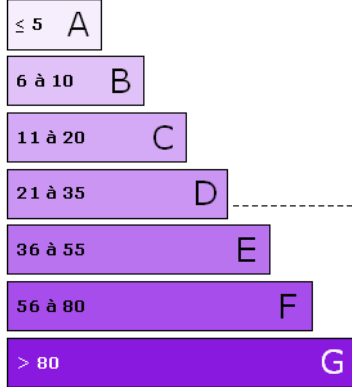
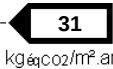
Shower room: 05.44 m<sup>2</sup>.

Italian shower, WC basin, stone floor

Swimming pool 10 X 5 m Roman steps, chlorine filtration

In part of the park, a development has been carried out for the installation of light leisure housing, sanitation completed ready to connect.



| Consommations énergétiques<br>(en énergie primaire)<br>pour le chauffage, la production d'eau chaude sanitaire<br>et le refroidissement    |                                                                                                                                        | Émissions de gaz à effet de serre (GES)<br>pour le chauffage, la production d'eau chaude sanitaire<br>et le refroidissement                         |                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Consommation conventionnelle : <b>201,00</b> kWh <sub>EP</sub> /m <sup>2</sup> .an                                                         |                                                                                                                                        | Estimation des émissions : <b>31,00</b> kg éqCO <sub>2</sub> /m <sup>2</sup> .an                                                                    |                                                                                                                                             |
| <b>Logement économe</b><br><br><b>Logement énergivore</b> | Logement<br><br>kWh <sub>EP</sub> /m <sup>2</sup> .an | <b>Faible émission de GES</b><br><br><b>Forte émission de GES</b> | Logement<br><br>kg éqCO <sub>2</sub> /m <sup>2</sup> .an |

