

Old barn restored in village 15 minutes from Sarlat in the Dordogne

Country House For Sale



Price: €480,000

Bedrooms: 6

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Sarlat-La-Caneda  
Aquitaine, 24200

Spacious old stone barn fully restored into a dwelling of about 400 m2 including 2 separate dwellings; 6 bedrooms, 5 bathrooms, 2 living rooms, 2 kitchens, 2 separate entrances, all on approximately 4233 m2 of enclosed land adjoining the edge of a village with bar / restaurant / bread deposit north of Sarlat in Perigord Black.

A beautiful property, spacious and bright, ideal as a large family home with 6 bedrooms and 5 bathrooms or as a 4 bedroom / 4 bathroom house and a 2 bedroom gite. Private parking for 4 cars.

This barn dates from the end of the 19th century. It was completely restored between the year 2000 and the year 2005. This work included a new roof, all the massive wood paneling (chestnut, walnut, maritime pine) were made by local craftsmen, and all the floors are tiled in the style of "Camino de Santiago".

#### Main Features :

- \* - 400 m2 floor space (12 rooms)
- \* - a large attic of about 200 m2 for storage
- \* - 4233 m2 closed contiguous ground
- \* - 4 reception rooms (2 living rooms, office, dining room)
- \* - 2 fitted kitchens
- \* - 6 rooms
- \* - 5 bathrooms
- \* - toilet with washbasin
- \* - a cellar / boiler room / laundry room
- \* - gas heating in the main part
- \* - stone fireplace with woodburner in the main part

- \* - heating by electric radiators in the cottage
- \* - double glazing (except entrance door in the gite)
- \* - 3 hot water balloons
- \* - sanitation all in the sewer
- \* - access bridge from the floor to the garden
- \* - large slightly sloping garden with garden shed, partially wooded
- \* - small garden in front of the house in the South
- \* - large terrace in the North with rock garden
- \* - small workshop under the access bridge (8 m2)
- \* - metal garden shed
- \* - water tank about 80 m3
- \* - parking in the West for the main house (2 cars)
- \* - parking in the East for the cottage (2 cars)
- \* - bar / restaurant and bread roll
- \* - 10 minutes to all shops in Sarlat
- \* - southern exposure
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- \* The main house (about 284 m2):
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- \* On the ground floor, with access to the South and the North, there is an entrance with beautiful staircase in maritime pine bringing upstairs (22.8m2), a large fitted kitchen with central island (21.3 m2) giving on a dining room (19 m2), a large living room with stone fireplace and woodburner (47.5 m2), an office with oak bookcase, a bathroom with sink (2.1 m2) and a boiler room / laundry room (11 m2).
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- \* All rooms on the ground floor are tiled and curtain rods and curtains are included.
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On the floor, a big landing serving 4 beautiful rooms:

- Bedroom 1 (32m2), with two windows, ceiling fan and lights, dressing room (3.3 m2), en-suite bathroom with bath, large shower, double vanity sink, wc (14 m2).
- Bedroom 2 (16.8 m2), dressing room (2.3 m2) and en-suite bathroom with bath, sink and toilet (4.5 m2).
- Bedroom 3 (13.7 m2) and en-suite bathroom with bath / shower, sink and wc (6.7 m2).
- Bedroom 4 (20.2 m2) with connecting door with bathroom of bedroom 3.

All bedrooms upstairs are tiled with curtain rods and curtains included, bathrooms with heated towel rails and halogen lights.

The Gite (about 113 m2):

On the ground floor (56 m2) :

- a fitted kitchen, chestnut furniture, built-in oven, gas hob, fridge and pitches for washing machine and washing machine, a door to the courtyard and entrance to the East, electric radiator, tiled floor on the ground (30 m2).

- a living room with wooden staircase upstairs, large elm wood beam, electric radiator, tiled floor, 2 windows to the south, rods and curtains included (25.9 m2).

On the floor (56.60 m2):

- a landing leading to 2 bedrooms, a bathroom and a communicating door with the main house, tiled floor (7.2 m2).

- A south double bedroom (26.4 m2), electric radiator, tiled floor, curtain rods and curtains included, stairwell leading to the attic, cupboard under the stairs.

- A double room to the East (18.4 m2) with en-suite bathroom (shower, washbasin, wc), heated towel rails, halogen light, tiled floor (3.9 m2). Triages and curtains included.

- A bathroom with bath, washbasin and wc, heated towel rails, halogen light, tiled floor (4.6 m2).

On the 2nd floor is a very large attic (about 200 m2), floor insulation, storage use.

Outside, behind the house on the east side, there is a small workshop (8 m2), a metal garden shed, a gas tank and a water tank (about 80 m3), parking for 2 cars and an entrance. private for the cottage.

Outside, behind the house to the north is a large terrace with rock garden and a water fountain. In the West there is parking for 2 cars and access to the garden behind the house.

A very large and comfortable house, restored in the rules of art with quality materials ... ideal as a large family home in a quiet location near Sarlat and all the sights of the region. A lot of potential for a tourist activity or other.

Annual fees: about 2261 Euros

Provision for expenses: 33 400 Euros

