

152 000 €

Contact agency  
**Agence Immobilière CIP**  
49 rue de la République  
24200 Sarlat

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For sale house

3 rooms

Surface : 42 m²

Surface of the land : 15000 m²

Year of construction : 1800

Exposition : Est ouest

View : Campagne

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

fireplace, double glazing, CALM

2 bedroom

1 terrace

1 shower

1 WC

1 parking

2 cellars

Document non contractuel

03/05/2025 - Prix T.T.C



### House 6568 Proissans

Your Oasis of Serenity and Charm Near Sarlat - T3 House with 11 Ha of Land and Panoramic View Discover the perfect harmony between preserved nature and modern comfort in the heart of an enchanting landscape near Sarlat. This splendid 3-bedroom house of 42m², nestled on a vast plot of 11 hectares, offers you much more than just a home - it is an invitation to live in communion with the beauty that surrounds you. On the ground floor, a carefully equipped and fitted kitchen becomes the nerve center where culinary art and conviviality mingle. The living room, bathed in natural light, houses a wood stove, creating a warm and comforting atmosphere on winter evenings. A well thought-out bathroom completes this floor, offering practicality and comfort. Upstairs, two bedrooms welcome you in a cocoon of tranquility. The windows offer you breathtaking panoramic views, creating an intimate connection with the surrounding nature. The basement reveals two cellars, a space that can be used to house your passions, your projects or simply to meet your storage needs. Comfort is provided by electric central heating, allowing you to maintain an ideal temperature throughout the year. The double-glazed PVC joinery provides additional insulation, guaranteeing your privacy and reducing noise pollution. The property is equipped with a septic tank, offering you an ecological and efficient solution for the treatment of waste water.

Note that the house is currently rented until April 8, 2024, which may represent an



152 000 € agency fees 7,69% a the responsibility of the buyer included