



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6721

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 75152 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

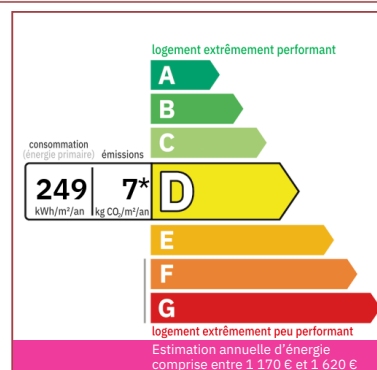
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



South of Sarlat, 1km from a village of character with shops and school, stone ensemble consisting of a renovated residential mill with 3 bedrooms, adjoining stone barn and renovated stone gîte with 2 bedrooms.

139 m² living

75 152 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

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Price fees included

483 000 €

Agency fees: 5 % VAT included*

Price without fees: 460 000 €

*The agency fees are entirely at the cost of the purchaser



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Residential mill composed on the ground floor, a beautiful living room of 53 m², open equipped kitchen, living area with insert fireplace, pantry/laundry room of 16 m², master suite with bedroom of 13 m², bathroom 5.5 m² and separate toilet, hallway convertible into office space of 13 m², toilet, 2 bedrooms of 16 and 19 m².

Upstairs, attic of approximately 90 m² ready to be converted (water reserves, electricity and drainage already planned), and attic of 31 m².

Cellar of approximately 136 m²

Roof monitored and renovated in 2018 - Double glazing joinery - Double flow VMC - electricity renovated in 2018 (380 V) - wood heating - Individual sanitation.

Adjoining and non-connecting stone barn of approximately 66 m² on 2 levels.

Independent hangar of approximately 150 m² usable on 2 levels with lean-to.

Independent and renovated stone and wood gîte, in a dominant location, of approximately 50 m² on 3 levels, composed of an equipped kitchen, a small living room, 2

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