



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6912

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 33969 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Poêles à bois + Clim reversible

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

5 minutes from shops, quiet and not overlooked, on more than 3 hectares of woods, old restored farm of around 190 m<sup>2</sup>, outbuildings, including a beautiful barn of 55 m<sup>2</sup> with usable land on 2 levels.

190 m<sup>2</sup> living

33 969 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

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Price fees included

360 400 €

Agency fees: 6 % VAT included\*

Price without fees: 340 000 €

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





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## • Description ref n°6912 •

On the garden level:

Entrance hall of 9 m<sup>2</sup>, large, very well equipped kitchen of 35 m<sup>2</sup>, dining room of 27 m<sup>2</sup>, living room of 27 m<sup>2</sup>, television lounge of 20 m<sup>2</sup> (or bedroom), laundry room of 9.9 m<sup>2</sup>.

Upstairs:

a master suite consisting of a bedroom of 19.50 m<sup>2</sup>, a bathroom of 7.5 m<sup>2</sup>, and 2 dressing rooms of 4 m<sup>2</sup> and 2 m<sup>2</sup>.

An attic bedroom/office of approximately 20 m<sup>2</sup>.

(Possibility of additional rooms)

Dependencies :

A sheltered summer kitchen of approximately 30 m<sup>2</sup>

A barn of 55 m<sup>2</sup> on 2 levels (recent roof)

A small ruined stable of around 30 m<sup>2</sup>

A small ruined building of around 10 m<sup>2</sup>

Small fish pond

Small frog pond

