



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4762

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 19012 m<sup>2</sup>

**Number of bedrooms:** 7

**Number of levels:** 1

**Type of heating:** FUEL + BOIS CHEMINEE

**Drainage/sewage:** Pit all waters

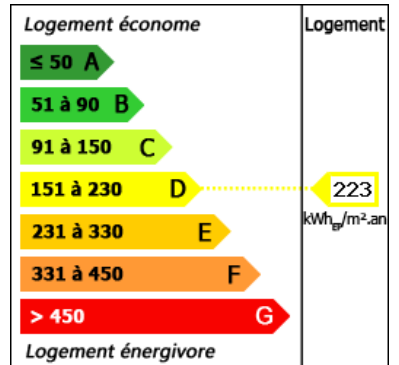
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



A few minutes from Sarlat , in a quiet former Mill of about 340 m2 to renovate, composed of 3 buildings including 2 cottages , greenery, streams, bays, small waterfalls,swimming pool, grounds of 1.9 ha .

287 m<sup>2</sup> living

19 012 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

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Price fees included

551 250 €

Agency fees: 5 % VAT included\*

Price without fees: 525 000 €

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





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## • Description ref n°4762 •

Mill restored in 1970 requiring renovation , consisting of 3 bodies of building with 2 gites refurbished in 2000 and 2010 . Pool of 2015.

The mill still has its equipment, milling ( grinding wheels and the bays...) and are right water ,but is no longer in business since 1945.

The landscaped grounds of more than 1.9 hectares with beautiful trees and shrubs, beautiful bamboo forest , small pond, bays, streams, small waterfalls, rocks and troglodytic site.

### Main house :

An entry in exposed stone with fireplace, 1 living - /dining room with fireplace, 1 kitchen, 1 lounge , 2 bedrooms , 1 bathroom.1 WC.

Gîte 1 : A large main room of 45 m2 with fireplace, exposed timbers, views of creek and diversion bays, 2 rooms and 2 rooms water, 2 WC.

Gîte 2 (Tower) : 1 living room and kitchen , 2/3 bedrooms and 1 bathroom, 2 WC .

Approximately 150 m2 of cellar.

For any additional information

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