



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5494

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 5000 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Big work

**Fireplace:** Yes open 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

7 kilometers from a village with all amenities, a stone complex made up of a dwelling house of approximately 105 m<sup>2</sup> with 3 bedrooms, a secondary house to restore, and 2 barns, on 5000 m<sup>2</sup> of land.

105 m<sup>2</sup> living

5 000 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

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Price fees included

349 800 €

Agency fees: 6 % VAT included\*

Price without fees: 330 000 €

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





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## • Description ref n°5494 •

House composed of a living room of approximately 44 m<sup>2</sup> with open fireplace, a kitchen of 7.59 m<sup>2</sup>, a toilet.  
Upstairs, a hallway of 9.59 m<sup>2</sup>, a bedroom 11.44 m<sup>2</sup>, a bathroom of 7.54 m<sup>2</sup>, and two bedrooms of 12.52 and 10 m<sup>2</sup>.

Secondary house or gîte to restore of approximately 67 m<sup>2</sup>, with cellar of 66 m<sup>2</sup>, and attic of 65 m<sup>2</sup>

2 stone outbuildings of the "barn" type of 38 and 112 m<sup>2</sup>.

