



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5511

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 50290 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second 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

Between Sarlat and Souillac, character property to restore, consisting of a main house of approximately 238 m<sup>2</sup>, a stone barn, an adjoining annex, and an independent bread oven, on a plot of almost 5 hectares.

238 m<sup>2</sup> living

50 290 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

430 500 €

Agency fees: 5 % VAT included\*

Price without fees: 410 000 €

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





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## • Description ref n°5511 •

Located 3 kilometers from a village with all amenities, beautiful character complex to restore, consisting of:

Main house, on the ground floor, living room of 36.26 m<sup>2</sup> with fireplace, passage 10.59 m<sup>2</sup>, kitchen with pantry 25.92 m<sup>2</sup>, living room 37.40 m<sup>2</sup> with fireplace, adjoining room 9.04 m<sup>2</sup>, Wc.

Upstairs, landing of 10.43 m<sup>2</sup>, 2 bedrooms of 17.96 and 11.54 m<sup>2</sup> (including one through), bathroom 5.57 m<sup>2</sup>, bedroom 25.07 m<sup>2</sup>, bedroom 24.77 m<sup>2</sup> with its 6.30 m<sup>2</sup> bathroom and wc.

Adjoining annex of approximately 66 m<sup>2</sup> composed of an entrance with hallway, and 2 rooms.

Individual sanitation - oil heating

Stone barn of approximately 273 m<sup>2</sup>, usable on 2 levels.

Independent stone bread oven of approximately 24 m<sup>2</sup>.

Land in dominant position of almost 4 hectares.

Well with pump.

