



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5597

• House - Sarlat-la-Canéda •

SOLD



## DETAILS

**Land surface:** 1405 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** FUEL ET CHEMINÉE BOIS

**Drainage/sewage:** Septic tank

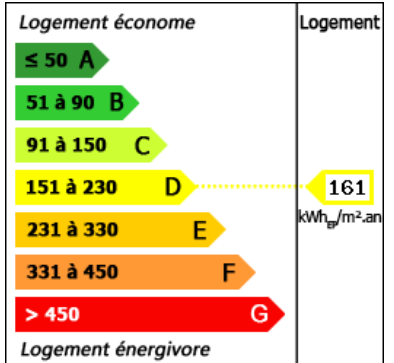
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



In the heart of a village 5.5 km from Sarlat in a dominant position, property with character from the 17th century, 5 bedrooms, outbuildings, 12x5 swimming pool, superb landscaped grounds of 1400 m<sup>2</sup> with open views and

200 m<sup>2</sup> living

1 405 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

520 000 €

Agency fees: 4 % VAT included\*

Price without fees: 500 000 €

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



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## • Description ref n°5597 •

On the ground floor:

Entrance of 6 m<sup>2</sup>, WC, lounge / dining room of 50 m<sup>2</sup> with fireplace, beams and exposed stone, terracotta floor, kitchen of 25 m<sup>2</sup>, bedroom or office of 15 m<sup>2</sup> with glass door leading to terrace,

Upstairs:

4 bedrooms, a bathroom / WC and a bathroom / WC

A dormitory for children in the attic.

- Adjoining outbuildings, laundry room, storage room and a 22 m<sup>2</sup> workshop.

- 12x5 swimming pool (liner, pump and recent filter)

- Automated sliding gate with videophone

- Spring water collected for watering the garden.

