



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5688

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 1596 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 2

**Type of heating:** Pompes à chaleurs + Poêle a bois

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** Yes

**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

700 meters walk from the historic center of Sarlat, very pleasant bright house, 4 bedrooms including a master bedroom on one level, landscaped grounds of 1596 m<sup>2</sup> with swimming pool, plus a guest house, a studio, two garages.

220 m<sup>2</sup> living

1 596 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

472 500 €

Agency fees: 5 % VAT included\*

Price without fees: 450 000 €

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





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## • Description ref n°5688 •

### - Main house

On the ground floor: Bright living room of about 60 m<sup>2</sup> with a kitchen, dining room and living room, a single storey master suite of 24.5 m<sup>2</sup>.

Upstairs: 3 bedrooms (12.25 m<sup>2</sup>, 12.40 m<sup>2</sup>, 10.70 m<sup>2</sup>) a bathroom of 7.3 m<sup>2</sup> with shower and corner bath, landing approximately 6 m<sup>2</sup>.

Attic under the roof (playroom or children's bedrooms)  
Cellar / laundry room of 36 m<sup>2</sup>.

### - Guest house or Gîte

Ground floor: Living / dining room of 34 m<sup>2</sup>, kitchen 5.80 m<sup>2</sup>, veranda of 5 m<sup>2</sup>.

Upstairs: 2 bedrooms of 9 m<sup>2</sup>, bathroom and WC of 5.5 m<sup>2</sup>.

- Outbuildings of approximately 65 m<sup>2</sup> with two garages, a studio, a laundry room, carports.

- Swimming pool

Main heating heat pumps plus wood stove

Double glazing

Everything in the sewer

