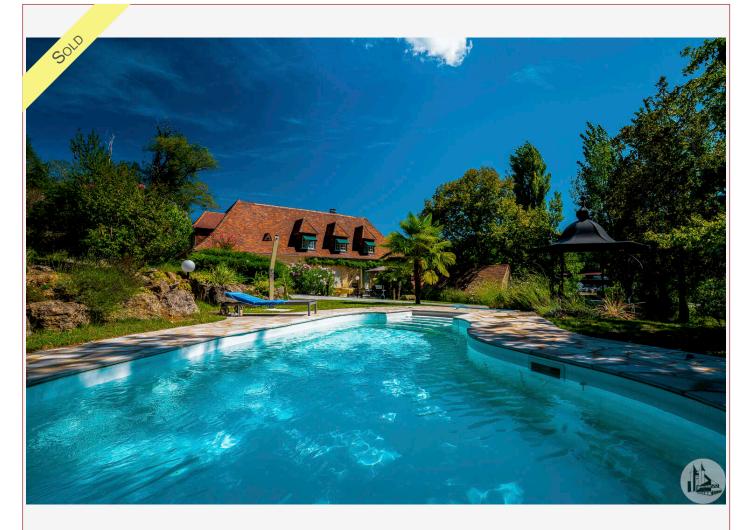


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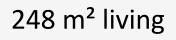
Ref : 5938

## • House - Sarlat-la-Canéda •



DETAILS		Logement économe
Land surface: 23310 m <sup>2</sup>	Swimming pool: Yes	S1 à 90 B DPE en cours
Number of bedrooms: 5	Ground floor living: No	91 à 150 C
Number of levels: 1	Work needed: No work	151 à 230 D
		231 à 330 E
Type of heating: Fuel oil	Fireplace: Yes open hearth	331 à 450 F
Drainage/sewage: Everything in the sewer	Built: Not specified	> 450 G
	l · · ·	Logement énergivore

In a charming village, beautiful stone house, full of character, in a landscaped and wooded environment, pretty habitable outbuilding, and its independent apartment, swimming pool and double garage.



23 310 m<sup>2</sup>

Non-binding document

- Sarlat -22 Avenue Thiers 24200 Sarlat-la-Canéda Tel : 05 53 28 94 22 sarlat@valadie-immobilier.com Price fees included 530 000 €

Agency fees: 4,9 % VAT included\* Price without fees: 505 238 € \*The agency fees are entirely at the co

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

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## • Description ref n°5938 •

Stone house renovated in 2003 consisting of a kitchen / dining room of 28  $m^2$  with character with stone walls, living room of 36  $m^2$  with stone fireplace and exposed beams, bedroom of 26  $m^2$ , beautiful bathroom with shower and double washbasin, separate toilet.

Upstairs, 2 bedrooms of 16 and 12  $m^2$ , office  $8m^2$ , bathroom with shower and double sink, separate toilet. On the ground floor, apartment with living room of 23  $m^2$ , stone and exposed beams, upstairs bedroom of  $17m^2$ , bathroom with shower and wc, sauna of 14  $m^2$ , boiler room.

Stone outbuilding of 16 m<sup>2</sup> for bedroom or workshop.

Salt pool, terraces and arbor, on beautiful land of over 2 hectares.

House connected to mains drainage, Wiessman boiler.











