



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5938

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 23310 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Fuel oil

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

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No 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

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.

248 m<sup>2</sup> living

23 310 m<sup>2</sup>

- 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 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<sup>2</sup> with character with stone walls, living room of 36 m<sup>2</sup> with stone fireplace and exposed beams, bedroom of 26 m<sup>2</sup>, beautiful bathroom with shower and double washbasin, separate toilet.

Upstairs, 2 bedrooms of 16 and 12 m<sup>2</sup>, office 8m<sup>2</sup>, bathroom with shower and double sink, separate toilet.

On the ground floor, apartment with living room of 23 m<sup>2</sup>, stone and exposed beams, upstairs bedroom of 17m<sup>2</sup>, bathroom with shower and wc, sauna of 14 m<sup>2</sup>, 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.

