



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6503

• House - Sarlat-la-Canéda •

SOLD



## DETAILS

**Land surface:** 27704 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Bois- clim réversible - électrique

**Drainage/sewage:** Septic tank

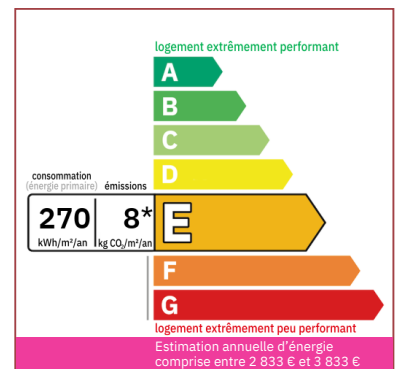
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



Property consisting of a main stone house of 174 m<sup>2</sup>, living room of 75 m<sup>2</sup>, 4 bedrooms, independent gite with 2 bedrooms, 3 equipped mobile homes, heated swimming pool, spa and sauna area, 2.7 hectares of land.

174 m<sup>2</sup> living

27 704 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

676 000 €

Agency fees: 4 % VAT included\*

Price without fees: 650 000 €

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





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## • Description ref n°6503 •

A few minutes from the center of Sarlat, this property is housed in a green setting of more than 2.7 hectares, composed of meadow and woods without any opposite.

Main stone house composed of a living room of 75 m<sup>2</sup> with wood stove, fitted kitchen of 19 m<sup>2</sup>, pantry, wc with washbasin, bedroom of 11.6 m<sup>2</sup> with shower room and dressing room.

Upstairs, bedroom of 16.64 m<sup>2</sup> with its bathroom (bath, shower and toilet) of 10.27 m<sup>2</sup>, a bedroom of 14.5 m<sup>2</sup> with its bathroom of 3 m<sup>2</sup> with toilet. A bedroom of 13.9 m<sup>2</sup>.

House with double glazing - Heating by reversible air conditioning, electric and wood - individual sanitation.

A stone cottage of 49 m<sup>2</sup> consisting of a living room with kitchen, 2 bedrooms, shower room, wc.

Double glazing - Electric heating - individual sanitation.

3 mobile homes from around 2008. Two of them are around 30 m<sup>2</sup> and consist of a living room with kitchen, wc, shower room and 2 bedrooms. The third is 33 m<sup>2</sup> and consists of a living room with kitchen, 3 bedrooms, wc, shower room.

All mobile homes have a wooden terrace and are equipped.

Double glazing - individual sanitation

16x8 m chlorine swimming pool - heated by heat pump (from 2022) - liner changed in 2019.

Sheltered wooden space with 2019 Jacuzzi, and sauna area (heating changed in 2019).

Independent garden shed - 2 carports (one of which is 50 m<sup>2</sup> - storage possible) - Boiler room

