

Ref: 6503

# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • House - Sarlat-la-Canéda •



#### DETAILS

Land surface: 27704 m²Swimming pool: YesNumber of bedrooms: 4Ground floor living: YesNumber of levels: 1Work needed: Finitions / DécorationType of heating: Bois- clim réversible - électrique<br/>Drainage/sewage: Septic tankFireplace: Yes open hearth<br/>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>

Non-binding document

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\*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  $m^2$  with wood stove, fitted kitchen of 19  $m^2$ , pantry, wc with washbasin, bedroom of 11.6  $m^2$  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  $m^2$  and consist of a living room with kitchen, wc, shower room and 2 bedrooms. The third is 33  $m^2$ 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











