



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6721

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 75152 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

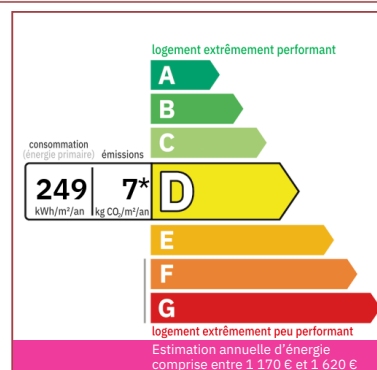
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



South of Sarlat, 1km from a village of character with shops and school, stone ensemble consisting of a renovated residential mill with 3 bedrooms, adjoining stone barn and renovated stone gite with 2 bedrooms.

139 m<sup>2</sup> living

75 152 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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Price fees included

483 000 €

Agency fees: 5 % VAT included\*

Price without fees: 460 000 €

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





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## • Description ref n°6721 •

Residential mill composed on the ground floor, a beautiful living room of 53 m<sup>2</sup>, open equipped kitchen, living area with insert fireplace, pantry/laundry room of 16 m<sup>2</sup>, master suite with bedroom of 13 m<sup>2</sup>, bathroom 5.5 m<sup>2</sup> and separate toilet, hallway convertible into office space of 13 m<sup>2</sup>, toilet, 2 bedrooms of 16 and 19 m<sup>2</sup>.

Upstairs, attic of approximately 90 m<sup>2</sup> ready to be converted (water reserves, electricity and drainage already planned), and attic of 31 m<sup>2</sup>.

Cellar of approximately 136 m<sup>2</sup>

Roof monitored and renovated in 2018 - Double glazing joinery - Double flow VMC - electricity renovated in 2018 (380 V) - wood heating - Individual sanitation.

Adjoining and non-connecting stone barn of approximately 66 m<sup>2</sup> on 2 levels.

Independent hangar of approximately 150 m<sup>2</sup> usable on 2 levels with lean-to.

Independent and renovated stone and wood gîte, in a dominant location, of approximately 50 m<sup>2</sup> on 3 levels, composed of an equipped kitchen, a small living room, 2

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