



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7011

• Castle / Manor - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 17261 m<sup>2</sup>

**Number of bedrooms:** 10

**Number of levels:** 2

**Type of heating:** Chaudière à Granulés

**Drainage/sewage:** Pit all waters

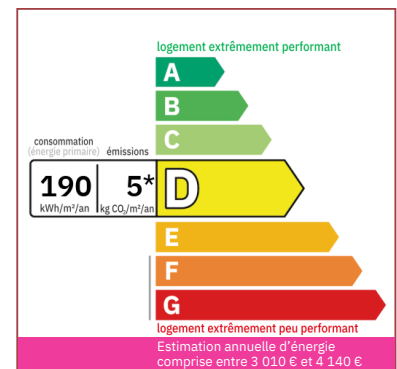
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



Set of character, a few minutes from Sarlat, composed of a magnificent bourgeois house completely renovated on 3 levels, 2 renovated gîtes of 2 and 3 bedrooms, outbuildings including a stone barn of 380 m<sup>2</sup>.

525 m<sup>2</sup> living

17 261 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

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Price fees included

1 248 000 €

Agency fees: 4 % VAT included\*

Price without fees: 1 200 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°7011 •

In a neighboring town of Sarlat, and within walking distance of local shops, very beautiful stone ensemble composed of a bourgeois house completely renovated in 2022, 2 renovated gîtes of 2 and 3 bedrooms, numerous stone outbuildings including a beautiful stone barn of 380 m<sup>2</sup> on the ground - 2023 heated salt pool 8x4 m with its pool house.

(rehabilitation permit granted for 2 additional gîtes and for 2 swimming pools)

Main house of 385 m<sup>2</sup> renovated in 2022 composed on the ground floor, an entrance of 10.13 m<sup>2</sup>, living room of 26.11 m<sup>2</sup> with open fireplace, living room of 36.96, equipped kitchen of 24.65 opening onto the terrace/pool area, bathroom dining room of 23.49 m<sup>2</sup>, toilet, laundry room of 3 m<sup>2</sup>, laundry room with hot water tank 3 m<sup>2</sup>, boiler room of 38 m<sup>2</sup> (central heating with pellet boiler with reserve of 14 m<sup>3</sup>).

On the first level, dressing room/linen room of 6.38 m<sup>2</sup>, bedroom/office of 27.10 m<sup>2</sup>, master suite composed of a bedroom of 21.25 m<sup>2</sup>, with its bathroom of 9.76 m<sup>2</sup>, toilet and dressing room 9.14 m<sup>2</sup>, hallway, second suite composed a bedroom of 13.08 m<sup>2</sup>, its bathroom of 6.8 m<sup>2</sup> and toilet, bedroom of 29.90 m<sup>2</sup> with dressing area of 5.52 m<sup>2</sup>, bathroom of 10.08 m<sup>2</sup> with toilet.

On the second level, to compensate, through room of 24.73 m<sup>2</sup>, opening onto a bedroom of 37.38 m<sup>2</sup> with exposed framework, suite with a bedroom of 25.43 m<sup>2</sup> and its bathroom of 4.68 m<sup>2</sup> with toilet.

Terrace with 2023 8x4 m saltwater swimming pool with its 25.35 m<sup>2</sup> stone pool house with technical room and toilet.

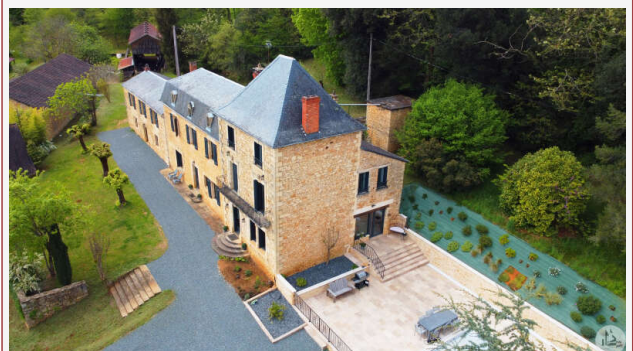
All the joinery is aluminum and double glazing.

Gîte 1, composed on the ground floor, a living room of 30.15 m<sup>2</sup> with open kitchen, 2 bedrooms of 11.78 and 11.69 m<sup>2</sup>, toilet, bathroom of 5.84 m<sup>2</sup>

Gîte 2, composed of a living room of 25.68 m<sup>2</sup> with fireplace, 3 bedrooms of 10.25, 12.92 and 12.91 m<sup>2</sup>, toilet, shower room of 3 m<sup>2</sup>

Aluminum gîte joinery and double glazing - hot water tanks and electric heating.

Individual sanitation from 2022 for the 3 accommodations.



Numerous stone annexes, including a barn of 380 m<sup>2</sup>,