



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7011

• Castle / Manor - Sarlat-la-Canéda •



DETAILS

Land surface: 17261 m²

Number of bedrooms: 10

Number of levels: 2

Type of heating: Chaudière à Granulés

Drainage/sewage: Pit all waters

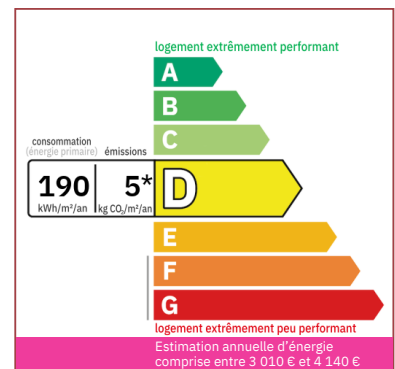
Swimming pool: Yes

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 m².

525 m² living

17 261 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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Price fees included

1 400 000 €

Agency fees: 4 % VAT included*

Price without fees: 1 346 000 €

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



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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 m² 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 m² renovated in 2022 composed on the ground floor, an entrance of 10.13 m², living room of 26.11 m² 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 m², toilet, laundry room of 3 m², laundry room with hot water tank 3 m², boiler room of 38 m² (central heating with pellet boiler with reserve of 14 m³).

On the first level, dressing room/linen room of 6.38 m², bedroom/office of 27.10 m², master suite composed of a bedroom of 21.25 m², with its bathroom of 9.76 m², toilet and dressing room 9.14 m², hallway, second suite composed a bedroom of 13.08 m², its bathroom of 6.8 m² and toilet, bedroom of 29.90 m² with dressing area of 5.52 m², bathroom of 10.08 m² with toilet.

On the second level, to compensate, through room of 24.73 m², opening onto a bedroom of 37.38 m² with exposed framework, suite with a bedroom of 25.43 m² and its bathroom of 4.68 m² with toilet.

Terrace with 2023 8x4 m saltwater swimming pool with its 25.35 m² stone pool house with technical room and toilet.

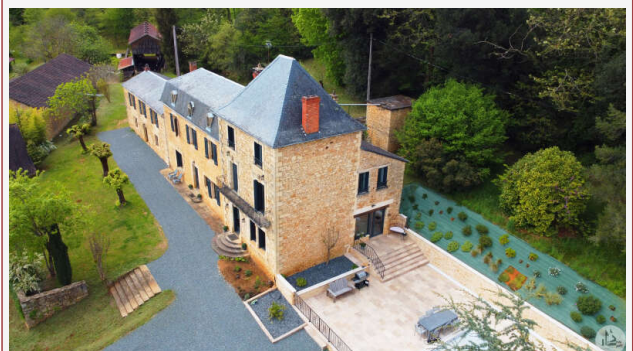
All the joinery is aluminum and double glazing.

Gîte 1, composed on the ground floor, a living room of 30.15 m² with open kitchen, 2 bedrooms of 11.78 and 11.69 m², toilet, bathroom of 5.84 m²

Gîte 2, composed of a living room of 25.68 m² with fireplace, 3 bedrooms of 10.25, 12.92 and 12.91 m², toilet, shower room of 3 m²

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 m²,