



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7124

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 48754 m<sup>2</sup>

**Number of bedrooms:** 15

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Pit all waters

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2013

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

15 minutes from Sarlat, superb property carefully restored, made up of 5 buildings, 4 gîtes and a guest house, in perfect condition, 3 heated swimming pools, on beautiful dominant land of 4.8 hectares with open views.

750 m<sup>2</sup> living

48 754 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

sarlat@valadie-immobilier.com

Price fees included

2 787 200 €

Agency fees: 4 % VAT included\*

Price without fees: 2 680 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7124 •

This hamlet was completely restored in 2015 respecting the exterior Périgourdine architecture, and the modernity and interior comfort with quality materials and equipment.

The configuration has been designed so that each house enjoys a view of the countryside as well as privacy preserved between the different dwellings. 15 Rooms in total/ 36 beds.

The whole is currently operated as Gîtes, but it is possible to live in one of the houses and rent the rest.

The reception house was designed to possibly be transformed into an additional residential house, or a staff apartment upstairs.

House 1: Approximately 110 m<sup>2</sup>

On the garden level: A living room with lounge/dining room, open kitchen, a toilet.

Upstairs: Two bedrooms with shower rooms, a toilet.

Private terrace/Private swimming pool with sheltered terrace/Private parking.

House 2: Approximately 115 m<sup>2</sup>

Floor 1: An entrance, a living room with living/dining room, open kitchen, WC.

Floor 2: 2 bedrooms, a bathroom, WC.

Garden level: 1 bedroom with shower room, WC. Covered terrace.

Swimming pool with sheltered terrace, shared with house 3

Private terrace and parking.

House 3: Approximately 130 m<sup>2</sup> (House 2 and 3 can be separate or connected)

Floor 1: A living room with panoramic living/dining room, open kitchen, a toilet, a bedroom with bathroom.

Floor 2: 2 bedrooms, a bathroom, a toilet.

Ground floor: cellar/storage room/technical room

Swimming pool with sheltered terrace, shared with house 2

House 4: Approximately 250 m<sup>2</sup> (main residence possible)

On the garden level: A large living room, dining room, open kitchen, a pantry/laundry room, a WC, a master bedroom with a shower room, WC.

Upstairs: A large landing/living room, 4 bedrooms, a bathroom with shower and bathtub, two shower rooms,

