



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7124

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 48754 m²

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, consisting of 5 buildings, 4 gîtes and a reception house, in perfect condition, 3 heated swimming pools, on a beautiful dominant plot of 4.8 hectares with open views.

750 m² living

48 754 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

sarlat@valadie-immobilier.com

Price fees included

2 050 000 €

Agency fees: 4 % VAT included*

Price without fees: 1 971 000 €

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



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Company Sale

This hamlet was completely restored in 2015, respecting the exterior Périgourdine architecture and the interior's modernity and comfort, using quality materials and amenities.

The layout was designed so that each house enjoys countryside views and maintains privacy between the various dwellings. There are 15 bedrooms in total/sleeps 36.

The entire property is currently used as gîtes, but it is possible to live in one of the houses and rent out the rest.

The guest house has been designed to potentially be converted into an additional residential home or staff apartment upstairs.

House 1: Approx. 110 m²

On the ground floor: A living room with a lounge/dining room, open kitchen, and a toilet.

Upstairs: Two bedrooms with shower rooms and a toilet. Private terrace/Private swimming pool with covered terrace/Private parking.

House 2: Approximately 115 m²

Floor 1: An entrance hall, a living room with a lounge/dining room, an open kitchen, and a toilet.

Floor 2: 2 bedrooms, a shower room, and a toilet.

Garden level: 1 bedroom with a shower room and a toilet. Covered terrace.

Swimming pool with a covered terrace, shared with House 3.

Private terrace and parking.

House 3: Approximately 130 m² (Houses 2 and 3 can be separate or interconnected).

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

Floor 2: 2 bedrooms, a shower room, and a toilet.

Ground floor: cellar/storage room/technical room

Swimming pool with covered terrace, shared with house 2

House 4: Approx. 250 m² (Main residence possible)

Garden level: A large living room, dining room, open kitchen, pantry/laundry room, toilet, master bedroom

