



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7139

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 23717 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** GAZ DE VILLE + CHEMINÉE BOIS + POEL A BOIS

**Drainage/sewage:** Septic tank

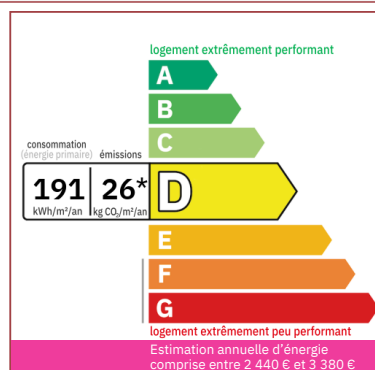
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



At the gates of Sarlat and 5 km from the Dordogne Valley, in a very pretty environment of more than 2.3 hectares, property composed of a pleasant house with 5 bedrooms, a living room of 60 m<sup>2</sup>, and of dependencies.

233 m<sup>2</sup> living

23 717 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

498 000 €

Agency fees: 4,8 % VAT included\*

Price without fees: 475 000 €

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





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## • Description ref n°7139 •

### Ground floor:

Entrance 5.5 m<sup>2</sup>, WC, living room/dining room of 61 m<sup>2</sup> bright, exposed stone and beams, fireplace, access to right wing floor, a transition room of 14.5 m<sup>2</sup> and access to left wing floor and recent kitchen junction of 20 m<sup>2</sup> with veranda, an office of 21 m<sup>2</sup>, a laundry room of 6.70 m<sup>2</sup>, WC/boiler room of 6.90 m<sup>2</sup>, a cellar of 10.80 m<sup>2</sup>.

### Upstairs :

Bedroom 1 of 13.50 m<sup>2</sup> with wardrobe, bedroom 2 of 14.50 m<sup>2</sup>, a bathroom of 4.65 m<sup>2</sup> with WC, bedroom 3 of 25 m<sup>2</sup> with wardrobe, bedroom 4 of 21 m<sup>2</sup> with wardrobe and bathroom of approximately 3 m<sup>2</sup> with WC, additional bedroom 5 of approximately 9 m<sup>2</sup> in the attic.

- \* Double glazing (exterior aluminum/interior wood)
- \* City gas heating + wood stove

### Dependencies :

- A barn/garage/workshop of 45 m<sup>2</sup> on the ground. (Three-phase electricity)
- An old pigsty of approximately 25 m<sup>2</sup> on the ground
- A BBQ area under a wooden lean-to
- A shelter for 4 vehicles
- A caravan shelter

Land of 23,000 m<sup>2</sup> (approximately 10,000 m<sup>2</sup> enclosed and approximately 13,000 m<sup>2</sup> of wood)

