



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7154

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 8656 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Bois et climatisation réversible

Drainage/sewage: Pit all waters

Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified

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

10 minutes from Sarlat, old stone farmhouse renovated in 2017, consisting of a 168 m² dwelling house with 4 bedrooms, 5 guest rooms and 1 61 m² gite with 2 bedrooms, swimming pool, spa and Dependencies.

434 m² living

8 656 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

sarlat@valadie-immobilier.com

Price fees included

1 196 000 €

Agency fees: 4 % VAT included*

Price without fees: 1 150 000 €

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



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• Description ref n°7154 •

Stone real estate complex in a hamlet, composed of:

A main house with on the ground floor a large living room of 48 m² with wood stove giving access to the garden via a veranda of 23 m², a bright equipped kitchen of 23 m², pantry of 8 m², a master suite of 11 m² with its 6.3 m² shower room, toilet.

Upstairs 3 bedrooms of 12, 16 and 15 m², bathroom of 8 m², toilet.

Cellar of 41 m²

Double-glazed joinery - Reversible air conditioning and electric heating



Commercial part composed of:

A reception office of 16 m² with its adjoining and communicating dining room of 23 m².

5 guest rooms including 2 family suites of 28 m², 21 m², 17 m², 44 m² and 55 m².

Each room offers quality services such as recent and equipped bathrooms, contemporary furniture and reversible air conditioning with home automation.

Double-glazed joinery.

A gîte consisting of a living room of 23 m² with its kitchen, pantry of 6 m², bathroom of 4 m², upstairs 2 bedrooms of 13 and 9 m².

Double glazing and electric heating.



Bar in an old vaulted cellar of 30 m²

SPA area with 15 m² Jacuzzi

Courtyard of 29 m²

14 m² linen room and 4 m² workshop

2021 salt pool with liner

