



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7154

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 8656 m<sup>2</sup>

**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 m<sup>2</sup> dwelling house with 4 bedrooms, 5 guest rooms and 1 61 m<sup>2</sup> gite with 2 bedrooms, swimming pool, spa and Dependencies.

434 m<sup>2</sup> living

8 656 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

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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 m<sup>2</sup> with wood stove giving access to the garden via a veranda of 23 m<sup>2</sup>, a bright equipped kitchen of 23 m<sup>2</sup>, pantry of 8 m<sup>2</sup>, a master suite of 11 m<sup>2</sup> with its 6.3 m<sup>2</sup> shower room, toilet.

Upstairs 3 bedrooms of 12, 16 and 15 m<sup>2</sup>, bathroom of 8 m<sup>2</sup>, toilet.

Cellar of 41 m<sup>2</sup>

Double-glazed joinery - Reversible air conditioning and electric heating

Commercial part composed of:

A reception office of 16 m<sup>2</sup> with its adjoining and communicating dining room of 23 m<sup>2</sup>.

5 guest rooms including 2 family suites of 28 m<sup>2</sup>, 21 m<sup>2</sup>, 17 m<sup>2</sup>, 44 m<sup>2</sup> and 55 m<sup>2</sup>.

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 m<sup>2</sup> with its kitchen, pantry of 6 m<sup>2</sup>, bathroom of 4 m<sup>2</sup>, upstairs 2 bedrooms of 13 and 9 m<sup>2</sup>.

Double glazing and electric heating.

Bar in an old vaulted cellar of 30 m<sup>2</sup>

SPA area with 15 m<sup>2</sup> Jacuzzi

Courtyard of 29 m<sup>2</sup>

14 m<sup>2</sup> linen room and 4 m<sup>2</sup> workshop

2021 salt pool with liner

