



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7237

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 4869 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

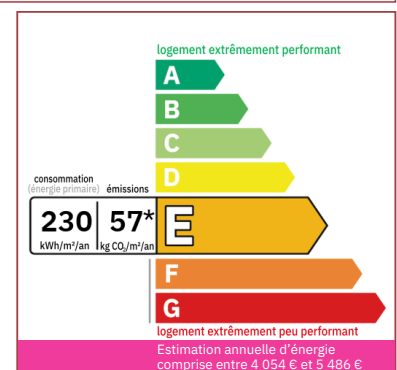
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



10 km south-east of Sarlat, complex comprising a house of approximately 160 m² with 4 bedrooms including a master suite, and 2 stone gîtes of approximately 46 and 90 m², swimming pool, terrace in a dominant position,

160 m² living

4 869 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

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Price fees included

460 000 €

Agency fees: 4,5 % VAT included*

Price without fees: 440 000 €

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



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Main house in a dominant position and not overlooked composed of:

Entrance of 12.59 m², fitted kitchen and dining room of 30.67 m² giving access to its pantry/laundry room of 5.89 m², living room of 26.26 m² with its Godin brand insert fireplace installed in 2023.

Upstairs, landing of 11.24 m², Master suite of 15.70 m² with its shower room of 3 m² with wc, 3 bedrooms of 14.54 10.73 and 13.30 m², shower room of 5.97 m² with wc.

Independent terrace with dominant view of 84 m²

Double-glazed joinery from 2022 - insulation of the attic and exterior of the north and west walls

Oil heating

Garage of 43.63 m²

8x4 m chlorine swimming pool (with diving pit) - filtration changed in 2018

Fenced land with automatic gate installed in 2023

Non-adjointing stone outbuilding of 16.5 m² (with fuel tank)

Individual sanitation.

Stone cottage 1 of approximately 46 m² composed on the ground floor of a living room with kitchen area. Upstairs 1 bedroom and 1 shower room with toilet.

Stone cottage 2 of approximately 90 m² composed of a living room of 45 m² with open kitchen and fireplace with wood stove. Upstairs 3 bedrooms of 11.66, 10.44 and 10.49 m², shower room of 5.08 m² with wc, wc - cellar of 22 m²

