



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7237

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 4869 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

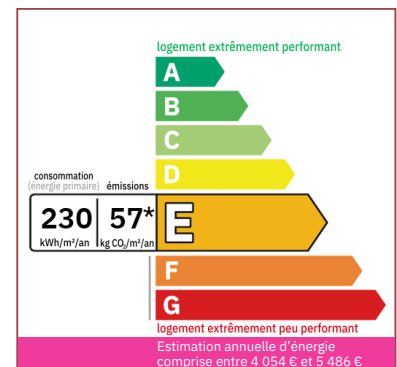
**Swimming pool:** Yes

**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 m<sup>2</sup> with 4 bedrooms including a master suite, and 2 stone gîtes of approximately 46 and 90 m<sup>2</sup>, swimming pool, terrace in a dominant position,

160 m<sup>2</sup> living

4 869 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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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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## • Description ref n°7237 •

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

Entrance of 12.59 m<sup>2</sup>, fitted kitchen and dining room of 30.67 m<sup>2</sup> giving access to its pantry/laundry room of 5.89 m<sup>2</sup>, living room of 26.26 m<sup>2</sup> with its Godin brand insert fireplace installed in 2023.

Upstairs, landing of 11.24 m<sup>2</sup>, Master suite of 15.70 m<sup>2</sup> with its shower room of 3 m<sup>2</sup> with wc, 3 bedrooms of 14.54 10.73 and 13.30 m<sup>2</sup>, shower room of 5.97 m<sup>2</sup> with wc.

Independent terrace with dominant view of 84 m<sup>2</sup>

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

Oil heating

Garage of 43.63 m<sup>2</sup>

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 m<sup>2</sup> (with fuel tank)

Individual sanitation.

Stone cottage 1 of approximately 46 m<sup>2</sup> 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 m<sup>2</sup> composed of a living room of 45 m<sup>2</sup> with open kitchen and fireplace with wood stove. Upstairs 3 bedrooms of 11.66, 10.44 and 10.49 m<sup>2</sup>, shower room of 5.08 m<sup>2</sup> with wc, wc - cellar of 22 m<sup>2</sup>

