



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7238

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 112097 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Climatisation reversible

**Drainage/sewage:** Septic tank

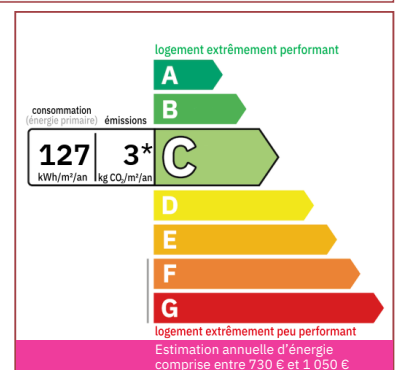
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** No

**Built:** Not specified



5 minutes from Sarlat, property comprising a 100 m<sup>2</sup> house, a barn of approximately 85 m<sup>2</sup> with a 38 m<sup>2</sup> apartment, a 165 m<sup>2</sup> barn on the ground, a 250 m<sup>2</sup> storage building, agricultural land (organic) of approximately 11

141 m<sup>2</sup> living

112 097 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

438 900 €

Agency fees: 5 % VAT included\*

Price without fees: 418 000 €

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





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## • Description ref n°7238 •

### House:

Garden level: An entrance 6.70 m<sup>2</sup>, laundry room 10 m<sup>2</sup>, a toilet, a living room lounge/dining room/kitchen of approximately 48 m<sup>2</sup>, a bedroom of 20 m<sup>2</sup> with bathroom (shower and bathtub).

Upstairs: A bedroom on a large mezzanine of approximately 17 m<sup>2</sup>.

- Double glazing
- electric roller shutters
- Heating insert fireplace.
- Reversible air conditioning

### Outbuildings:

Barn 1: Approximately 85 m<sup>2</sup> of usable floor space on 2 levels, with an existing apartment of 35 m<sup>2</sup>, composed on the garden level of a living room of 18.50 m<sup>2</sup> lounge/dining room/kitchen, a shower room with toilet, and an attic bedroom upstairs of approximately 15 m<sup>2</sup>.

Barns 2: Approximately 165 m<sup>2</sup> of usable floor space on 2 levels (apartment to be finished on the 2nd level)

Agricultural shed/shelter of approximately 250 m<sup>2</sup> of floor space, partly enclosed.

A concrete block building of approximately 55 m<sup>2</sup>.

