



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7246

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 7294 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Bois + Radiateurs électrique

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**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

On the edge of a hamlet between Sarlat and Montignac, old farmhouse converted into 2 gîtes with swimming pools, a studio, a beautiful barn, on wooded grounds of over 7000 m<sup>2</sup>.

126 m<sup>2</sup> living

7 294 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

sarlat@valadie-immobilier.com

Price fees included

420 000 €

Agency fees: 5 % VAT included\*

Price without fees: 400 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7246 •

A first house of 3 bedrooms of 65 m<sup>2</sup>, with private swimming pool.

A second house of 55 m<sup>2</sup> of 3 bedrooms, with private swimming pool.

A studio of approximately 20 m<sup>2</sup> (To renovate)

A barn of approximately 75 m<sup>2</sup> on the ground exploitable on 2 levels (recent roof)

A former bread oven.

