

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 7248

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 7006 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

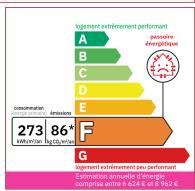
Swimming pool: Yes

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified



9 km north of Sarlat, in a charming village with school, character complex comprising a 197 m² house with 3 bedrooms, a 132 m² stone barn, with a swimming pool in the heart of a pretty wooded park.

197 m² living

7 006 m²

- Sarlat -

22 Avenue Thiers 24200 Sarlat-la-Canéda

Tel: 05 53 28 94 22 sarlat@valadie-immobilier.com

Price fees included

577 500 €

Agency fees: 5 % VAT included* Price without fees: 550 000 €

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

Non-binding document



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Character stone house comprising:

On the ground floor, entrance of 12.25 m^2 , living room of 30 m^2 with open fireplace, kitchen of 17 m^2 , dining room of 32 m^2 with fireplace, shower room with wc of 5.32 m^2 .

On the first floor landing of 12 m^2 , master suite of 18 m^2 with its shower room of 5.18 m^2 , hallway/office of 11.31 m^2 , master suite of 18.10 m^2 with its bathroom of 5.16 m^2 with wc, a bedroom of 19.35 m^2 , bathroom of 7.63 m^2 , wc.

Total attic that can be converted.

Cellar of 45 m², boiler room of 29 m².

Single glazed joinery - oil heating with Wiessmann boiler - Water softener.

7x14 m chlorine swimming pool from 1998 - liner changed in 2023

Stone barn of 132 m^2 on the ground - Double garage of 30 m^2 adjoining the barn.











