



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

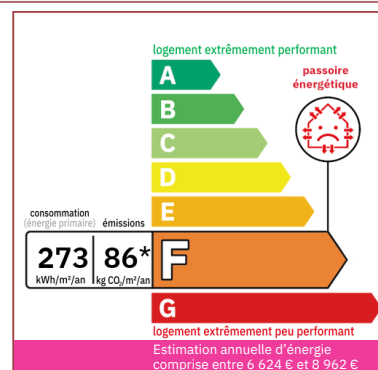
Swimming pool: Yes

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



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Character stone house comprising:

On the ground floor, entrance of 12.25 m², living room of 30 m² with open fireplace, kitchen of 17 m², dining room of 32 m² with fireplace, shower room with wc of 5.32 m².

On the first floor landing of 12 m², master suite of 18 m² with its shower room of 5.18 m², hallway/office of 11.31 m², master suite of 18.10 m² with its bathroom of 5.16 m² with wc, a bedroom of 19.35 m², bathroom of 7.63 m², 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 m² on the ground - Double garage of 30 m² adjoining the barn.

