



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7255

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 11191 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

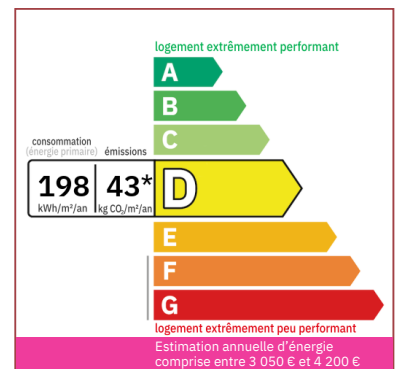
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1788



7 km from Sarlat, in a charming village of character, stone house of 238 m<sup>2</sup>, beautiful living room of 65 m<sup>2</sup> with open kitchen, 4 bedrooms, 3 bathrooms, Double independent garage on wooded land of 7339 m<sup>2</sup>.

238 m<sup>2</sup> living

11 191 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

448 350 €

Agency fees: 5 % VAT included\*

Price without fees: 427 000 €

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





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## • Description ref n°7255 •

Character house composed on the ground floor:

Entrance of 12.9 m<sup>2</sup>, a living room of 65 m<sup>2</sup> with open kitchen and wood stove, hallway in veranda of 20 m<sup>2</sup>, bedroom of 16 m<sup>2</sup> with mezzanine of 9 m<sup>2</sup>, and its shower room with wc, hallway opening onto a shower room of 5 m<sup>2</sup> with wc, large bedroom of 53.9 m<sup>2</sup>.

On the landing floor, 2 bedrooms of 14.38 and 20.56 m<sup>2</sup> (one with its bathroom of 10.73 m<sup>2</sup>, toilet.

On the garden level, laundry room of 17.68 m<sup>2</sup>, boiler room of 8.6 m<sup>2</sup> and cellar of 41 m<sup>2</sup>

Double glazed joinery - oil central heating with Wiessmann boiler - electric hot water tank - Roof redone in 2015 - Individual sanitation

Double garage of 40 m<sup>2</sup> with automated doors.  
Adjoining land of 7339 m<sup>2</sup>.

