



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7257

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 14460 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Pompe à chaleur

**Drainage/sewage:** Septic tank

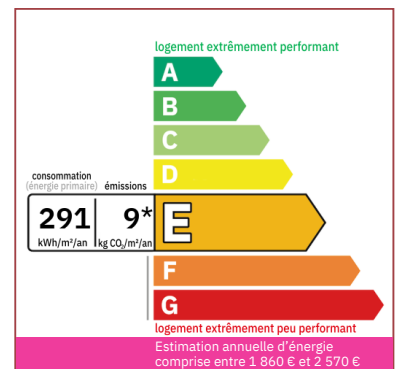
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1900



South of Sarlat and 15 minutes from the Dordogne Valley, on a pretty landscaped plot of 2300 m<sup>2</sup> plus 1.2 hectares of walnut grove with spring, pleasant stone house of 132 m<sup>2</sup> habitable on 2 levels, 4 bedrooms, 2 shower

132 m<sup>2</sup> living

14 460 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

333 900 €

Agency fees: 6 % VAT included\*

Price without fees: 315 000 €

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





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### Ground floor:

Entrance of 7.5 m<sup>2</sup>, living room of 15.30 m<sup>2</sup>, dining room of 30 m<sup>2</sup>, kitchen of 16.70 m<sup>2</sup>, bedroom 1 of 12.90 m<sup>2</sup>, shower room of 5.60 m<sup>2</sup>, hallway of approximately 3 m<sup>2</sup>, WC.

### Upstairs:

Bedroom 2 of 10.50 m<sup>2</sup>, bedroom 3 of 10 m<sup>2</sup>, bedroom 4 of 12.40 m<sup>2</sup>, shower room of 3.20 m<sup>2</sup> with WC. Hallway of approximately 6 m<sup>2</sup>.

- Cellar

- Carport

- Swimming pool

\* Heating by heat pump + wood fireplace insert

\*Pleasure land of approximately 2300 m<sup>2</sup> + a walnut grove of approximately 50 walnut trees + spring with small pond.

Julie & Sébastien LESCURE

Valadié Immobilier SARLAT

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