



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7260

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 25873 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

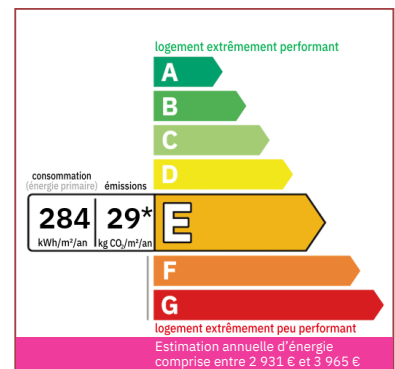
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



4.5 km from Sarlat center in a dominant position overlooking the countryside, very pleasant restored property of 174 m<sup>2</sup> as living space, 5/6 bedrooms, living room of around 45 m<sup>2</sup>, exposed stones and beams, swimming pool, pretty

174 m<sup>2</sup> living

25 873 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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Price fees included

479 000 €

Agency fees: 4,1 % VAT included\*

Price without fees: 460 000 €

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





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## • Description ref n°7260 •

House restored in 2009/2010

Ground floor :

Living room of around 45 m<sup>2</sup>, cathedral ceiling, exposed stones and beams, insert fireplace, mezzanine of around 20 m<sup>2</sup>. Dining room of around 22 m<sup>2</sup>, kitchen of around 22 m<sup>2</sup>, bedroom 1 with dressing room, bedroom 2, hallway, shower room, separate WC.

Sheltered terrace

Upstairs:

3 bedrooms under the slope and a large landing that can be used as an additional bedroom.

- Land of 25873 m<sup>2</sup>, meadows, fruit trees ...
- Secure 8 x 4 chlorine swimming pool, heated by heat pump, electric roller shutter, technical room in an old pigsty.
- Cellar
- Carports x 3
- Garage
- Workshop
- Double glazing

