



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7342

• Mansion - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 490 m<sup>2</sup>

**Number of bedrooms:** 20

**Number of levels:** 2

**Type of heating:** fuel et électrique

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

In a picturesque village of the Périgord Noir, charming private mansion with 20 rooms with shower room (5 guest rooms currently in use), reception, bar, breakfast/catering room of 80 m<sup>2</sup>, terrace...

609 m<sup>2</sup> living

490 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

392 200 €

Agency fees: 6 % VAT included\*

Price without fees: 370 000 €

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





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## • Description ref n°7342 •

Ground floor (PMR access):

Reception hall of around 17 m<sup>2</sup>, Bar of around 33 m<sup>2</sup>, dining room of around 83 m<sup>2</sup>, kitchen and utility room of around 50 m<sup>2</sup>. Terrace for about 50 people.

First floor :

10 bedrooms with shower rooms (Currently 5 newly renovated bedrooms used as guest rooms), technical rooms (Lingerie, storage room, etc.)

On the second floor:

10 bedrooms with shower rooms, technical rooms (lingerie, storage room, etc.)

Full basement

FUEL heating

Double glazing

Down the drain

