



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7411

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 2978 m<sup>2</sup>

**Number of bedrooms:** 11

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

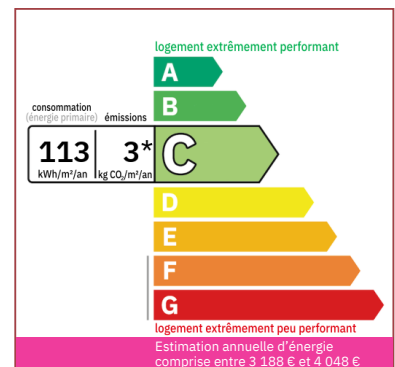
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



In the Valley of the Five Castles, character property comprising a 5-bedroom house and a 2-bedroom gîte, and an old barn converted into 4 gîtes, swimming pool, 2970 m<sup>2</sup> of land, with a spring.

407 m<sup>2</sup> living

2 978 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

540 800 €

Agency fees: 4 % VAT included\*

Price without fees: 520 000 €

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





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## • Description ref n°7411 •

The house:

Level 1:

Veranda, living room with fireplace insert and open kitchen, dining room, 2 bedrooms with bathroom, a toilet.

Upstairs:

3 bedrooms, a shower room

On the ground floor:

A 2-bedroom gîte, cellar and basement.

A former barn converted into 4 gîtes (2 2-bedroom gîtes and 2 2-bedroom gîtes) private terrace for each gîte.

-14x6 chlorine swimming pool with roller shutter.

-5-car shelter + large parking lot

\* All the roofs were redone in 2020.

\* Recent double-glazed windows.

\* Recent home kitchen + recent kitchen in a gîte.

\* 3 recent hot water tanks.

