



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7412

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 1 ha

Number of bedrooms: 5

Number of levels: 2

Type of heating: POMPES A CHALEUR + GAZ+BOIS

Drainage/sewage: Septic tank

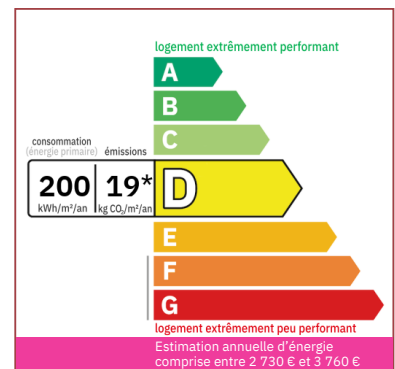
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: 1985



8 km from Souillac and 15 km from Sarlat, in a quiet dominant position and not overlooked, beautiful Périgord house of 215 m², 5 bedrooms and an independent studio, garage, carport, on 1 hectare of wooded land.

211 m² living

10 000 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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Price fees included

395 000 €

Agency fees: 5,3 % VAT included*

Price without fees: 375 000 €

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



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Main house in a dominant position from 1985 in stone, composed on the ground floor, of a living room of around 43 m² with insert fireplace, kitchen 12 m², pantry/laundry room of 9 m², shower room with wc of 3.54 m², storage cellar 6.59 m² and a cellar.

On the first level, landing, 3 bedrooms of 17.56 m², 15.59 m² and 17.18 m² (including one with air conditioning), wc, bathroom of 6.25 m².

On the second level, a large room of 26 m² which can be converted into a games room or an office, 2 bedrooms of 16.14 m² and 16.05 m², one of which has a kitchenette, wc.

Garage of 17.06 m², and shelter for 2 cars adjoining the main house.

Independent annex composed of a room of around 12 m² with a kitchenette, a shower room with wc of 4.73 m², garage of around 22 m² with mezzanine.

Individual sanitation for the house and the annex - heating by heat pumps for the main house.

