



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7490

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 706 m²

Number of bedrooms: 3

Number of levels: 2

Type of heating: Electric

Drainage/sewage: Everything in the sewer

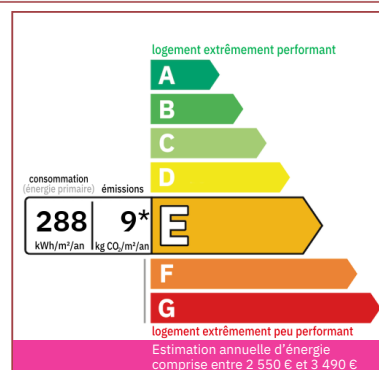
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: 1780



In the Dordogne valley south of Sarlat, in the heart of a residential hamlet, a characterful stone complex comprising a renovated 165 m² barn with 3 bedrooms and 2 gîtes, a tree-filled courtyard and swimming pool.

354 m² living

706 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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Price fees included

498 200 €

Agency fees: 6 % VAT included*

Price without fees: 470 000 €

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



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Stone barn renovated in 2005 comprising a large living room of 64 m² with central fireplace and open kitchen, laundry room of 10.82 m², shower room and toilet 3.43 m².

Upstairs, landing with small living room of 17.20 m², 2 bedrooms of 21 and 18 m² approximately each with their own shower room and toilet.

Large mezzanine/bedroom of 16 and 15 m² with exposed framework.

Double glazing wooden joinery - Wood and electric heating.

Gîte1 of approximately 84 m², comprising on the ground floor a living room of approximately 27 m² with wood stove.

On the ground floor, kitchen of 27 m², storeroom/laundry room 9 m².

Upstairs bedroom of 16 m² with its bathroom with bath and shower of 4.50 m² and wc

Wooden joinery Double glazing - Wood and electric heating.

Gîte 2 of approximately 132 m², composed on the ground floor of an entrance of 6 m², a kitchen of 21 m² with its wood stove, a living room / bedroom of 17.5 m², a bathroom of 3.5 m² with wc - laundry room of 8 m².

On the ground floor, 2 bedrooms of 12.5 and 17 m², 1 bathroom 10.23 m² with wc - workshop room / dressing room of 8 m²

Upstairs, bedroom of 20 m² with exposed framework, bathroom 3.4 m² with wc.

Wooden joinery Partial double glazing - Wood and electric heating.

All connected to the sewer system

Swimming pool from 2003 heated with heat pump from 2024

Gutters changed and roofs monitored in 2023

