



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7490

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 706 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Electric

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

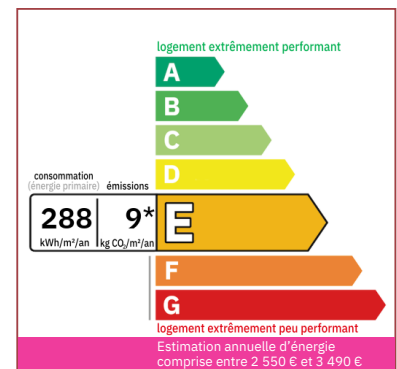
**Swimming pool:** Yes

**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 m<sup>2</sup> barn with 3 bedrooms and 2 gîtes, a tree-filled courtyard and swimming pool.

354 m<sup>2</sup> living

706 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

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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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## • Description ref n°7490 •

Stone barn renovated in 2005 comprising a large living room of 64 m<sup>2</sup> with central fireplace and open kitchen, laundry room of 10.82 m<sup>2</sup>, shower room and toilet 3.43 m<sup>2</sup>.

Upstairs, landing with small living room of 17.20 m<sup>2</sup>, 2 bedrooms of 21 and 18 m<sup>2</sup> approximately each with their own shower room and toilet.

Large mezzanine/bedroom of 16 and 15 m<sup>2</sup> with exposed framework.

Double glazing wooden joinery - Wood and electric heating.

Gîte1 of approximately 84 m<sup>2</sup>, comprising on the ground floor a living room of approximately 27 m<sup>2</sup> with wood stove.

On the ground floor, kitchen of 27 m<sup>2</sup>, storeroom/laundry room 9 m<sup>2</sup>.

Upstairs bedroom of 16 m<sup>2</sup> with its bathroom with bath and shower of 4.50 m<sup>2</sup> and wc

Wooden joinery Double glazing - Wood and electric heating.

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

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

Upstairs, bedroom of 20 m<sup>2</sup> with exposed framework, bathroom 3.4 m<sup>2</sup> 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

