



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7552

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 8119 m²

Number of bedrooms: 6

Number of levels: 2

Type of heating: Bois-électrique-géothermie

Drainage/sewage: Septic tank

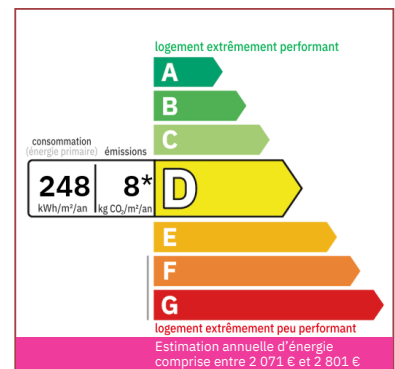
Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



3km from the center of Sarlat, property consisting of a single-storey house with 3 bedrooms, a stone outbuilding with a 2-bedroom apartment on the same level, and a 1-bedroom apartment.

250 m² living

8 119 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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Price fees included

640 000 €

Agency fees: 3,2 % VAT included*

Price without fees: 620 000 €

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



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• Description ref n°7552 •

Traditional main stone house on one level, approximately 130 m² of living space, consisting of a living/dining room of 40 m² with insert fireplace, mezzanine of 17 m², with access to the convertible attic (4th bedroom to be finished 9 m²), kitchen of 12 m², 3 bedrooms of 11, 11 and 19 m², bathroom of 8 m² with bathtub and shower, toilet, laundry room of 5 m².

Garage and cellar - double-glazed joinery - Individual sanitation.

Wood and electric heating.

Stone barn composed of 2 independent accommodations renovated in 2006.

2 bedroom cottage, composed of a living room of 40 m² with open kitchen, 2 bedrooms of 10.6 and 15 m², bathroom of 4.5 m², toilet, pantry/laundry room of 17 m², toilet.

Garage with electric door - Double-glazed joinery - Individual sanitation

1 bedroom gîte of approximately 43 m², consisting of a living room with open kitchen, 1 bedroom, shower room, toilet.

Garage with electric door - Double-glazed joinery - Individual sanitation.

Geothermal heating for the 2 dwellings in the barn - roof of the barn made in 2022.

Adjoining land not directly overlooked.

