



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7552

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 8119 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 2

**Type of heating:** Bois-électrique-géothermie

**Drainage/sewage:** Septic tank

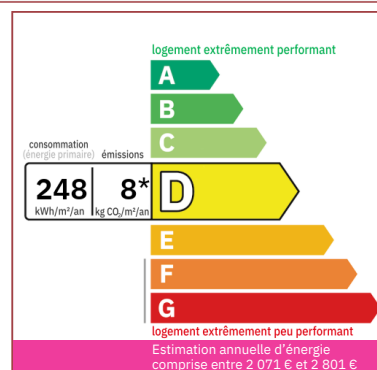
**Swimming pool:** No

**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 m<sup>2</sup> living

8 119 m<sup>2</sup>

- 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 m<sup>2</sup> of living space, consisting of a living/dining room of 40 m<sup>2</sup> with insert fireplace, mezzanine of 17 m<sup>2</sup>, with access to the convertible attic (4th bedroom to be finished 9 m<sup>2</sup>), kitchen of 12 m<sup>2</sup>, 3 bedrooms of 11, 11 and 19 m<sup>2</sup>, bathroom of 8 m<sup>2</sup> with bathtub and shower, toilet, laundry room of 5 m<sup>2</sup>.

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 m<sup>2</sup> with open kitchen, 2 bedrooms of 10.6 and 15 m<sup>2</sup>, bathroom of 4.5 m<sup>2</sup>, toilet, pantry/laundry room of 17 m<sup>2</sup>, toilet.

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

1 bedroom gîte of approximately 43 m<sup>2</sup>, 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.

