



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7632

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 3506 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

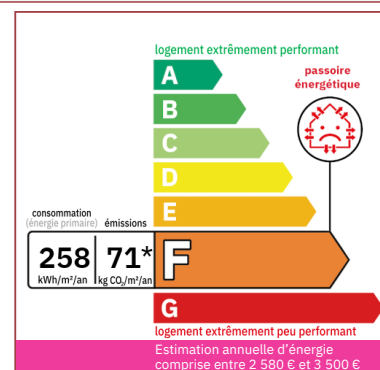
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** 1950



A beautiful Perigord complex with a house with 4 bedrooms, an adjoining barn, a workshop (possibility of business), a hangar and a sublime park with a swimming pool. A well.

160 m<sup>2</sup> living

3 506 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

318 000 €

Agency fees: 6 % VAT included\*

Price without fees: 300 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7632 •

This beautiful set on the outskirts of the village with this impression of being in the countryside.

A Périgord-style dwelling house comprising:

In the basement. :

- A separate toilet
- A cellar
- A garage of approximately 45 m<sup>2</sup>, cemented floor, laundry area.
- A workshop that can be used as a business, of approximately 80 m<sup>2</sup>. Glass roof overlooking the street.

Upstairs: accessible by a stone staircase and a terrace.

- An entrance of approximately 4 m<sup>2</sup>, tiled floor.
- An office of approximately 8.9 m<sup>2</sup>, tiled floor
- A living room of approximately 41.5 m<sup>2</sup>, parquet flooring, an open stone fireplace, exposed beams.
- A kitchen/dining room of approximately 24.5 m<sup>2</sup>, tiled floor. Simply fitted with a sink and a few upper and lower cupboards.
- A bedroom or annex living room of approximately 23.7 m<sup>2</sup>, parquet flooring, a marble fireplace, a cupboard.
- A distribution corridor of approximately 8.6 m<sup>2</sup>
- A bedroom of approximately 12.6 m<sup>2</sup>, parquet flooring, a French window opening onto the terrace.
- A hallway of approximately 2.2 m<sup>2</sup>, tiled flooring.
- A separate toilet of approximately 1.5 m<sup>2</sup>.
- A shower room of approximately 5.1 m<sup>2</sup>, tiled flooring, earthenware, a walk-in shower and a sink. A window.
- A bedroom of approximately 12.6 m<sup>2</sup>, parquet flooring, a French window opening onto the terrace.
- A bedroom of approximately 13.9 m<sup>2</sup>, parquet flooring, a French window opening onto the terrace.

Additional information:

- PVC joinery with double glazing and shutters.
- Oil central heating, cast iron radiators.
- Property tax at €1,800
- Non-compliant septic tank sanitation. Connection to the mains drainage system is mandatory for the future purchaser.

Outside:

- An adjoining barn of approximately 112 m<sup>2</sup> on the ground (11m X 10.2m), dirt floor.
- A covered shed of 214 m<sup>2</sup> (10.5m X 20.2m), concrete block walls, metal frame and fiber cement sheet roofing.
- A double stone carport
- A well

