Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7979 • House - Sarlat-la-Canéda •

SOLD



DETAILS

Land surface: 417 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Clim reversible + Chauffage convecteur double coeur + Poele à bois

Drainage/sewage: Everything in the sewer

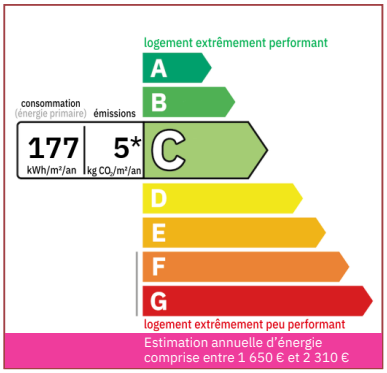
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1975



A 400-meter walk from the center of Sarlat, in a dominant position with a view of the medieval city, charming house carefully renovated, plus an independent apartment, and an annexed cottage allowing a good rental income.

155 m² living

417 m²

Non-binding document

- Sarlat -
22 Avenue Thiers
24200 Sarlat-la-Canéda
Tel : 05 53 28 94 22
sarlat@valadie-immobilier.com

Price fees included

373 000 €

Agency fees: 3,9 % VAT included*
Price without fees: 359 000 €

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

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• Description ref n°7979 •

This property complex is located on a hilltop just a 400-meter walk from Sarlat's historic town center and boasts beautiful views of the medieval city. The renovation, completed in 2024, was carried out with great care and quality materials.
It comprises a main house of approximately 100 m², with a single-story entrance hall, a bright 46 m² living room with access to two pleasant terraces overlooking the view, an open-plan fitted kitchen, a master suite with a shower room and toilet, and a separate toilet with a hand basin. Upstairs, there is a landing/office, a bedroom, a large bathroom with a shower and corner bathtub, and a dressing room/bedroom.
Heating is provided by a wood-burning stove, reversible air conditioning, and a dual-core convector heater.

On the ground floor, with independent access, is an apartment of approximately 36 m² comprising a living room, dining room, and equipped kitchen, a bedroom, and a bathroom with toilet. There is a private terrace.

Further down the property, with independent access, is a comfortable wooden chalet of approximately 16 m², cleverly converted into a charming cottage, with a dining area, kitchen, living room (sofa bed), bathroom, and toilet. Covered terrace and private outdoor space. Heating is provided by a wood-burning stove and reversible air conditioning.

The property is landscaped and designed to ensure each apartment has its own privacy.









