



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7999

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 8860 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

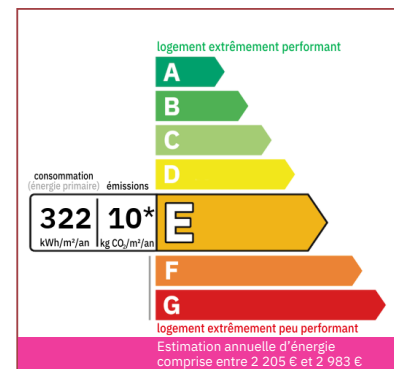
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



In a charming environment less than 10 minutes from Sarlat, with a lovely view of the countryside, very pleasant restored house with 3 bedrooms (4 possible), heated swimming pool, on a beautiful plot of over 8800 m².

117 m² living

8 860 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

sarlat@valadie-immobilier.com

Price fees included

395 000 €

Agency fees: 5,3 % VAT included*

Price without fees: 375 000 €

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



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On the ground floor:

Entrance to a very bright living room, dining room/kitchen with access to the west-facing terrace, living room with access to the south-facing terrace, bedroom 1 with shower room and access to the west-facing terrace, on the other wing, bedroom 2 with bathroom, shower, and bathtub.

a shower room, a toilet.

Upstairs:

Bedroom 3 under the attic. A fourth bedroom is also possible under the attic.

- * Heated swimming pool
- * Pétanque court
- * Parking

This property is currently used as a second home and seasonal rental.

Approximately €30,000.00 rental income per year.

