



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7999

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 8860 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

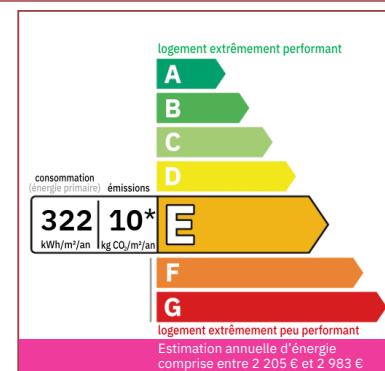
**Swimming pool:** Yes

**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 m<sup>2</sup>.

117 m<sup>2</sup> living

8 860 m<sup>2</sup>

Non-binding document

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

Price fees included  
**420 000 €**

Agency fees: 5,3 % VAT included\*  
Price without fees: 399 000 €

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



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## • Description ref n°7999 •

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.

