



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8003

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 7060 m<sup>2</sup>

**Number of bedrooms:** 8

**Number of levels:** 2

**Type of heating:** Gas

**Drainage/sewage:** Everything in the sewer

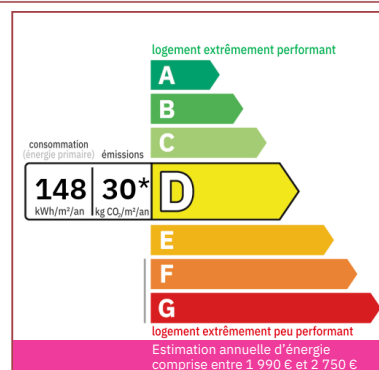
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



In a dominant position, exceptional location, property of approximately 425 m<sup>2</sup>, consisting of 2 houses, 8 bedrooms in total, a few steps from the historic center of Sarlat and on a beautiful plot of 7000 m<sup>2</sup>.

425 m<sup>2</sup> living

7 060 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

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Price fees included

924 000 €

Agency fees: 5 % VAT included\*

Price without fees: 880 000 €

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





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## • Description ref n°8003 •

### First House

Level 0: Entrance hall 7 m<sup>2</sup>, kitchen 16 m<sup>2</sup>, living room 35 m<sup>2</sup> with fireplace, dining room 28 m<sup>2</sup>.

Level 1: Bedroom 1 (17 m<sup>2</sup>), bedroom 2 (19 m<sup>2</sup>), bedroom 3 (15 m<sup>2</sup>), bathroom 10 m<sup>2</sup>

Private outdoor terrace

### Second House

Level 0: Entrance hall 18 m<sup>2</sup>, kitchen/dining room 52 m<sup>2</sup>, opening onto a 90 m<sup>2</sup> terrace with a view, living room 50 m<sup>2</sup>, bedroom 1 (13 m<sup>2</sup>), shower room 4.40 m<sup>2</sup>, entrance hall 6 m<sup>2</sup>, boiler room 5 m<sup>2</sup>, laundry room 12 m<sup>2</sup>.

Level 1: Bedroom 2 (11.60 m<sup>2</sup>), Bedroom 3 (19 m<sup>2</sup>) (with a view of Sarlat), Bedroom 4 (11.30 m<sup>2</sup>), Bathroom 4.30 m<sup>2</sup>, Bedroom 5 (20 m<sup>2</sup>) + Shower room 9 m<sup>2</sup>.

Level 2: Superb billiard room of approximately 70 m<sup>2</sup>.

The two houses can be connected.

For a total of 8 bedrooms, 5 shower rooms, and 8 toilets.

Tennis court (to be restored)

Boiler room/workshop annex

