



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8054

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 48754 m<sup>2</sup>

**Number of bedrooms:** 15

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Pit all waters

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2013

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

15 minutes from Sarlat, superb property carefully restored, consisting of 5 buildings, 4 gîtes and a reception house, in perfect condition, 3 heated swimming pools, on a beautiful dominant plot of 4.8 hectares with open views.

750 m<sup>2</sup> living

48 754 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

sarlat@valadie-immobilier.com

Price fees included

2 050 000 €

Agency fees: 4 % VAT included\*

Price without fees: 1 971 000 €

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





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## • Description ref n°8054 •

(Partial sale of a SNC company)

This hamlet was completely restored in 2015, respecting the exterior Périgourdine architecture and the interior's modernity and comfort, using quality materials and equipment.

The layout was designed so that each house enjoys countryside views and maintains privacy between the various dwellings. There are 15 bedrooms in total/sleeps 36.

The entire property is currently used as gîtes, but it is possible to live in one of the houses and rent out the rest.

The guest house was designed to potentially be converted into an additional residential home or staff apartment upstairs.

House 1: Approx. 110 m<sup>2</sup>

On the ground floor: A living room with a lounge/dining room, open kitchen, and a toilet.

Upstairs: Two bedrooms with shower rooms and a toilet. Private terrace/Private swimming pool with covered terrace/Private parking.

House 2: Approx. 115 m<sup>2</sup>

Floor 1: Entrance hall, living room with lounge/dining room, open kitchen, WC.

Floor 2: 2 bedrooms, shower room, WC.

Garden level: 1 bedroom with shower room, WC. Covered terrace.

Swimming pool with sheltered terrace, shared with House 3

Private terrace and parking.

House 3: Approx. 130 m<sup>2</sup> (Houses 2 and 3 can be separate or interconnected)

Floor 1: Living room with panoramic lounge/dining room, open kitchen, WC, bedroom with bathroom.

Floor 2: 2 bedrooms, shower room, WC.

Ground floor: cellar/storage room/technical room

Swimming pool with covered terrace, shared with house 2

House 4: Approx. 250 m<sup>2</sup> (Main residence possible)

On the ground floor: A large living room, dining room, open kitchen, a pantry/laundry room, a toilet, a master bedroom with a shower room, and a toilet.

