



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8174

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 32878 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Gaz de ville + cheminée insert + Clim reversible

Drainage/sewage: Septic tank

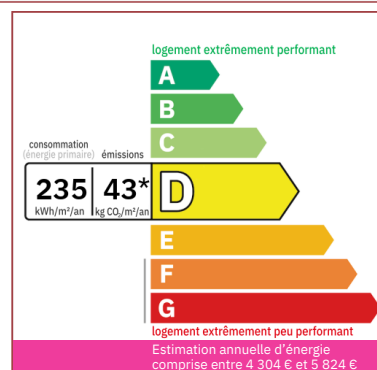
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Close to Sarlat town centre, in a secluded and unspoiled setting, this very pleasant character property features 4 bedrooms, 2 of which are on the ground floor, and a large office, set on over 3 hectares of land (approximately 2

224 m² living

32 878 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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Price fees included

653 000 €

Agency fees: 4,5 % VAT included*

Price without fees: 625 000 €

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



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On the garden level:

Entrance hall (13 sq m), dining room (25 sq m) with natural light from both sides and access to the terrace, living room (35 sq m) with fireplace insert, partial mezzanine (office or guest bedroom) overlooking the living room (approx. 15 sq m), kitchen (19 sq m), utility/pantry (8 sq m), bedroom 1 (12 sq m) with washbasin, bedroom 2 (16 sq m), large office (21 sq m) with French doors opening onto the garden, WC.

Upstairs:

Bedroom 3 (14 sq m), bedroom 4 (12.5 sq m), bathroom, WC.

*Partially usable attic.

*Wine cellar

Outbuildings:

An outbuilding (approx. 60 sq m) with a garage and carport for 2 cars.

A garden shed (approx. 20 sq m).

Swimming pool: 12x6m heated with roller shutter (Pool renovation work required)

- Mains gas central heating
- Fireplace insert
- Reversible air conditioning
- Double-glazed windows with integrated solar-powered electric Venetian blinds (recently installed)
- Water softener

