



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

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

Close to Sarlat center, in a preserved environment not overlooked, very pleasant character property, 4 bedrooms, including 2 on the ground floor and a large office, land of more than 3 hectares. (approximately 2 hectares of woods)

180 m² living

32 878 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

sarlat@valadie-immobilier.com

Price fees included

679 500 €

Agency fees: 4,5 % VAT included*

Price without fees: 650 000 €

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



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On the garden level:

13 m² entrance hall, 25 m² dining room with light and terrace access, 35 m² living room with fireplace insert, partial mezzanine (office or spare bedroom) over the living room of approximately 15 m², 19 m² kitchen, 8 m² laundry/pantry, bedroom 1 of 12 m² with a shower room, bedroom 2 of 16 m², large 21 m² office with bay window overlooking the garden, WC.

Upstairs:

Bedroom 3 of 14 m², bedroom 4 of 12.5 m², bathroom, WC.

Attic partially usable.

Outbuildings:

An outbuilding of approximately 60 m² with a garage and carport for 2 cars.

A garden chalet of approximately 20 m²

Swimming pool: 10x5 m, heated with roller shutter (Pool renovation work required)

- Town gas central heating
- Insert fireplace
- Reversible air conditioning
- Double-glazed windows with integrated solar-powered electric blinds (recent)
- Water softener

