



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8254

• House - Sarlat-la-Canéda •

EXCLUSIVE



DETAILS

Land surface: 59112 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Gaz et bois

Drainage/sewage: Septic tank

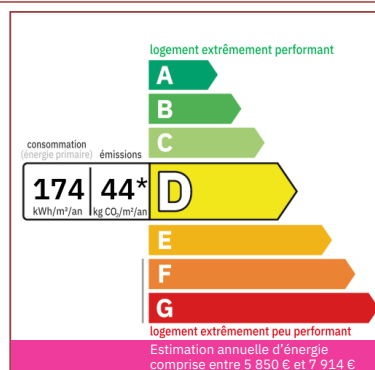
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



Superb property with a historic past, less than 15 minutes from Sarlat in a very beautiful environment, main house with 3 bedrooms, a guest house, swimming pool, outbuilding, garage, land of more than 5 hectares.

276 m² living

59 112 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

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Price fees included

876 750 €

Agency fees: 5 % VAT included*

Price without fees: 835 000 €

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



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Main house:

24 m² kitchen with through-light, 34 m² living room with through-light and fireplace, 26 m² dining room with through-light. These three rooms have access to the garden on the south and north sides, a shower room with toilet, and a separate toilet.

Upstairs:

A master suite comprising a 15 m² bedroom with through-light and a walk-in closet, a 13 m² shower room with toilet, a 13 m² bedroom with through-light, and a 9 m² bedroom. These last two bedrooms have independent access to the master suite.

Guest house or artist's studio:

Entrance, a 15 m² room with a large bay window, a 7.50 m² shower room with toilet, and upstairs a mezzanine with 4 beds.

Infinity pool (new sand filter, liner OK)

5 hectares of land including approximately 4.2 hectares of woodland.

Outbuildings:

- Workshop, laundry room, boiler room, garage, small attic...
- Hay shed
- Horse shelter
- Wiessmann gas boiler (2013) + wood heating (fireplaces)
- Double glazing
- Insulated attic (rock wool)
- Fiber optic internet

