



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8272

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 6068 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Gas

**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

Property located less than 10 minutes from Sarlat, comprising large living rooms, 5 bedrooms with shower room, an independent apartment, a large swimming pool, 3 garages, basement, land of 6000 m<sup>2</sup>.

550 m<sup>2</sup> living

6 068 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

1 499 000 €

Agency fees: 3,4 % VAT included\*

Price without fees: 1 450 000 €

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





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## • Description ref n°8272 •

Garden Level: (approx. 190 m<sup>2</sup>)

Entrance hall of 23 m<sup>2</sup> with large fireplace, dining room of 43 m<sup>2</sup> with fireplace insert, bay window opening onto a terrace of approximately 100 m<sup>2</sup>, living room of 20 m<sup>2</sup> with balcony/terrace, fitted kitchen of 23 m<sup>2</sup> with old bread oven and bay window opening onto a terrace, bedroom 1 of 20 m<sup>2</sup> with bathroom, bedroom 2 of 22 m<sup>2</sup> with shower room, bedroom 3 of 23 m<sup>2</sup> with terrace and shower room + WC. 10 m<sup>2</sup> clearance, WC.

Upstairs:

Master bedroom 4 of 47 m<sup>2</sup> with dressing room and shower room, WC.

Bedroom 5 of 15 m<sup>2</sup>, bathroom of approximately 20 m<sup>2</sup> with whirlpool bath.

Landscape, WC.

Apartment/Loft: Approx. 70 m<sup>2</sup>, accessed via a separate/connecting entrance, a 43 m<sup>2</sup> combined living/dining/kitchen area, a large 27 m<sup>2</sup> bedroom with 4 beds, a bathroom, and a toilet.

Basement: 3 garages with automatic doors, cellar, laundry rooms, boiler room, workshop, etc.

20 m long swimming pool with a regular slope up to 2 meters deep.

6,000 m<sup>2</sup> plot of land enclosed by hedges with an automatic gate.

\* Gas central heating + fireplace insert and open fireplace

\* Double glazing

\* Electric roller shutters

\* |

