



# 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

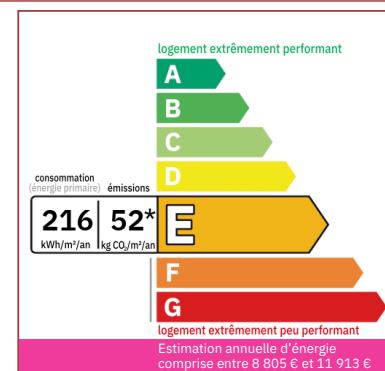
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



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>.

324 m<sup>2</sup> living

6 068 m<sup>2</sup>

Non-binding document

- Sarlat -  
22 Avenue Thiers  
24200 Sarlat-la-Canéda  
Tel : 05 53 28 94 22  
sarlat@valadie-immobilier.com

Price fees included  
**1 349 000 €**

Agency fees: 3,8 % VAT included\*

Price without fees: 1 300 000 €

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



## • 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

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