



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8272

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 6068 m²

Number of bedrooms: 6

Number of levels: 1

Type of heating: Gas

Drainage/sewage: Septic tank

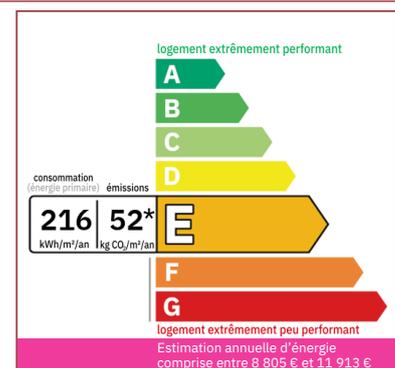
Swimming pool: Yes

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 m².

400 m² living

6 068 m²

- 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



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Garden Level: (approx. 190 m²)

Entrance hall of 23 m² with large fireplace, dining room of 43 m² with fireplace insert, bay window opening onto a terrace of approximately 100 m², living room of 20 m² with balcony/terrace, fitted kitchen of 23 m² with old bread oven and bay window opening onto a terrace, bedroom 1 of 20 m² with bathroom, bedroom 2 of 22 m² with shower room, bedroom 3 of 23 m² with terrace and shower room + WC. 10 m² clearance, WC.

Upstairs:

Master bedroom 4 of 47 m² with dressing room and shower room, WC.

Bedroom 5 of 15 m², bathroom of approximately 20 m² with whirlpool bath.

Landscape, WC.

Apartment/Loft: Approx. 70 m², accessed via a separate/connecting entrance, a 43 m² combined living/dining/kitchen area, a large 27 m² 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 m² 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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