



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8580

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 1 ha

**Number of bedrooms:** 5

**Number of levels:** 2

**Type of heating:** Pompes à chaleur - Gaz - Bois

**Drainage/sewage:** Septic tank

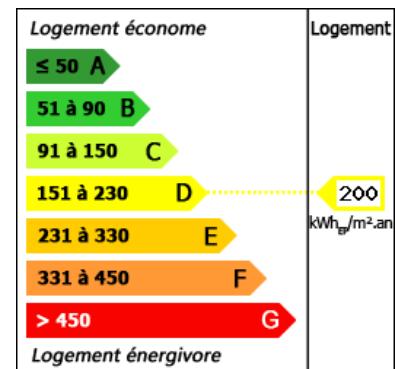
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1985



8 km from Souillac and 15 km from Sarlat, in a dominant position in a quiet location with no overlooking neighbors, beautiful Périgord house of 215 m<sup>2</sup>, 5 bedrooms and an independent studio, garage, carport, on 1 hectare of wooded

**211 m<sup>2</sup> living**

**10 000 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  
**372 500 €**

Agency fees: 5,7 % VAT included\*  
Price without fees: 352 500 €

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



## • Description ref n°8580 •

Main house in a commanding position, built in 1985 of stone, comprising on the garden level a living room of approximately 43 m<sup>2</sup> with an insert fireplace, a 12 m<sup>2</sup> kitchen, a 9 m<sup>2</sup> pantry/laundry room, a 3.54 m<sup>2</sup> shower room with WC, a 6.59 m<sup>2</sup> storage room, and a cellar.

On the first floor, a landing leads to three bedrooms of 17.56 m<sup>2</sup>, 15.59 m<sup>2</sup>, and 17.18 m<sup>2</sup> (one with air conditioning), a WC, and a 6.25 m<sup>2</sup> bathroom.

On the second floor, a large 26 m<sup>2</sup> room suitable for use as a playroom or office, two bedrooms of 16.14 m<sup>2</sup> and 16.05 m<sup>2</sup>, one with a kitchenette, and a WC.

A 17.06 m<sup>2</sup> garage and a two-car carport are attached to the main house.

A separate annex comprises a room of approximately 12 m<sup>2</sup> with a kitchenette and a shower room with toilet (4.73 m<sup>2</sup>), and a garage of approximately 22 m<sup>2</sup> with a mezzanine.

Individual septic systems are provided for both the house and the annex. The main house is heated by heat pumps.

