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

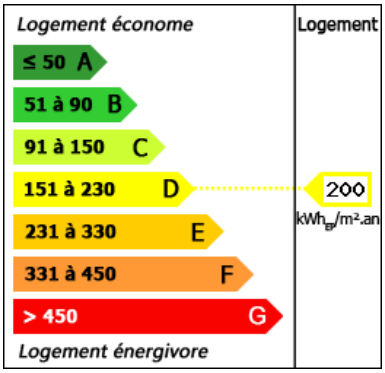
Swimming pool: No

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 m², 5 bedrooms and an independent studio, garage, carport, on 1 hectare of wooded

211 m² living

10 000 m²

Non-binding document

- 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

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• 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 m² with an insert fireplace, a 12 m² kitchen, a 9 m² pantry/laundry room, a 3.54 m² shower room with WC, a 6.59 m² storage room, and a cellar.

On the first floor, a landing leads to three bedrooms of 17.56 m², 15.59 m², and 17.18 m² (one with air conditioning), a WC, and a 6.25 m² bathroom.

On the second floor, a large 26 m² room suitable for use as a playroom or office, two bedrooms of 16.14 m² and 16.05 m², one with a kitchenette, and a WC.

A 17.06 m² garage and a two-car carport are attached to the main house.

A separate annex comprises a room of approximately 12 m² with a kitchenette and a shower room with toilet (4.73 m²), and a garage of approximately 22 m² with a mezzanine.

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









