Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8645 • House - Sarlat-la-Canéda •



DETAILS

Land surface: 9962 m²

Number of bedrooms: 8

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

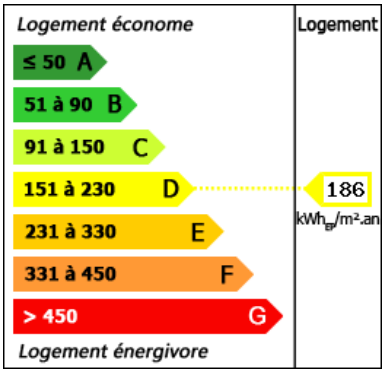
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



5 km south of Sarlat, a property consisting of a 4-bedroom house and an annex building with 4 guest rooms and an unusual accommodation, heated swimming pool with retractable dome, 9900 m² of land.

210 m² living

9 962 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

449 500 €

Agency fees: 5 % VAT included*
Price without fees: 428 000 €

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°8645 •

Main House:

16 m² veranda, 18 m² entrance hall, approximately 40 m² living room with a recently fitted kitchen and small pantry, dining room with French doors opening onto a terrace, living room with fireplace and French doors opening onto a terrace. Bedroom 1 (12.70 m²), Bedroom 2 (12.35 m²), recently renovated bathroom with shower and bathtub, an office or child's bedroom, and a toilet.



Upstairs (Attic):

A playroom of approximately 11 m² and two bedrooms of approximately 9 m² each.

Ground Floor/Basement:

A 22 m² guest room (sleeps 2) with a separate entrance. It faces west and is located on the ground floor of a two-story house, on the front facade. The sleeping area includes a double bed (160x200 cm), a shower room, and a toilet.



A private terrace with a garden table is located in front of the room.

A basement of approximately 100 m².

* Double glazing
* Electric heating + reversible air conditioning + fireplace insert with heat distribution system.
* Solar panels
* Carport for 2 cars
* Fast charger for electric vehicles



In an annex building, there are 4 guest rooms with independent entrances and a large suspended terrace:

- Room 1, a family room of 20 m² (sleeps 5) with a separate entrance. It faces south and overlooks the swimming pool.
The sleeping area includes a double bed (160x200 cm), a triple bed (3 bunk beds of 90x190 cm), a shower room, and a toilet.

Reversible air conditioning.



- Room 2, a double room of 20 m² (sleeps 4) with a