



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8718

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 7006 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

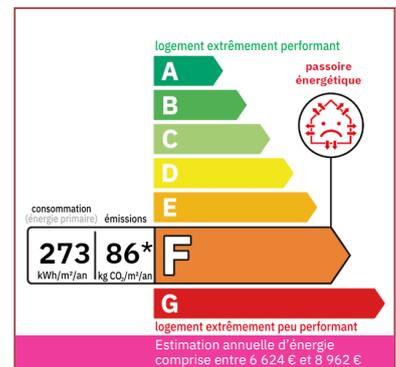
Swimming pool: Yes

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified



9 km north of Sarlat, in a charming village with a school, a characterful property consisting of a 197 m² house with 3 bedrooms, a 132 m² stone barn, with a swimming pool in the heart of a pretty wooded park.

197 m² living

7 006 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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Price fees included

508 800 €

Agency fees: 6 % VAT included*

Price without fees: 480 000 €

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



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Charming stone house comprising:

On the garden level, an entrance hall (12.25 sq m), a living room (30 sq m) with an open fireplace, a kitchen (17 sq m), a dining room (32 sq m) with a fireplace, and a shower room (5.32 sq m) with WC.

Upstairs, a landing (12 sq m), a master suite (18 sq m) with an en-suite shower room (5.18 sq m), a hallway/office (11.31 sq m), a master suite (18.10 sq m) with an en-suite bathroom (5.16 sq m) with WC, a bedroom (19.35 sq m), a bathroom (7.63 sq m), and a separate WC.

Fully convertible attic space.

Cellar (45 sq m) and boiler room (29 sq m).

Single-glazed windows - oil-fired central heating with a Viessmann boiler - water softener.

7x14m chlorine swimming pool (installed in 1998) - liner replaced in 2023.

132m² stone barn - 30m² double garage attached to the barn.

Julie & Sébastien LESCURE
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SARLAT LA CANEDA

