Ref : 8718 • **House - Sarlat-la-Canéda** •

EXCLUSIVE

DETAILS

Land surface: 7006 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank
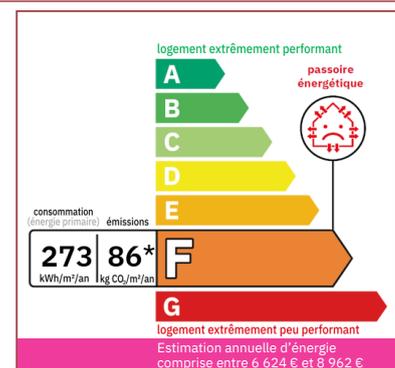
Swimming pool: Yes

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified

logement extrêmement performant

passoire énergétique

A
B
C
D
E

consommation (énergie primaire)   émissions

273 kWh/m²/an | **86*** kg CO₂/m²/an **F**

G

logement extrêmement peu performant

Estimation annuelle d'énergie comprise entre 6 624 € et 8 962 €

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

Non-binding document

- Sarlat -
22 Avenue Thiers
24200 Sarlat-la-Canéda
Tel : 05 53 28 94 22
sarlat@valadie-immobilier.com

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

• Description ref n°8718 •

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