



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8753

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 13680 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** bois + fuel + clim

**Drainage/sewage:** Septic tank

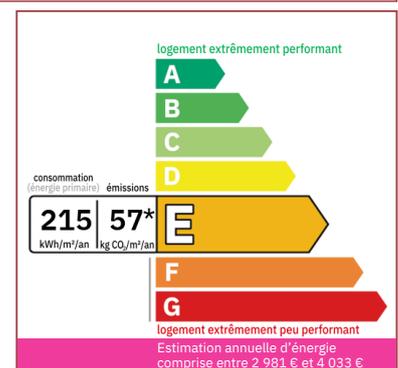
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



20 km south of Sarlat and 5 km from a village with school and shops, in a charming residential hamlet, a renovated character property consisting of a beautiful house with 3 bedrooms and 2 bathrooms, and an independent gîte.

193 m<sup>2</sup> living

13 680 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

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Price fees included

546 000 €

Agency fees: 5 % VAT included\*

Price without fees: 520 000 €

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



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## • Description ref n°8753 •

Stone house comprising, on the ground floor (terrace level), a large living room of approximately 46 m<sup>2</sup> with an open-plan fitted kitchen, a living room with an open fireplace (flue pipe ready for a wood-burning stove), two bedrooms of approximately 11 and 14 m<sup>2</sup>, and a 7 m<sup>2</sup> shower room with WC.

Upstairs, a large bedroom of 28 m<sup>2</sup> with its own 4.5 m<sup>2</sup> shower room and WC.

On the garden level, a full basement with a large 37 m<sup>2</sup> room suitable as a games room, a laundry area, and a workshop/boiler room of approximately 26 m<sup>2</sup>.

Independent stone cottage of approximately 39 m<sup>2</sup>, comprising a large living room with a kitchen area, a bedroom, and a shower room with WC.

Both properties have double-glazed windows. Oil-fired central heating (Viessmann boiler) is provided for both houses. The cottage has reversible air conditioning.

There is an outdoor bamboo pergola of approximately 12 m<sup>2</sup> with a Jacuzzi (installed in 2013). The 11m x 5m swimming pool is chlorine-treated and has a liner (installed in 2024), a pool pump (installed in 2015), and is heated by a heat pump (installed in 2013).

