Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8753 • House - Sarlat-la-Canéda •



DETAILS

Land surface: 13680 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: bois + fuel + clim

Drainage/sewage: Septic tank

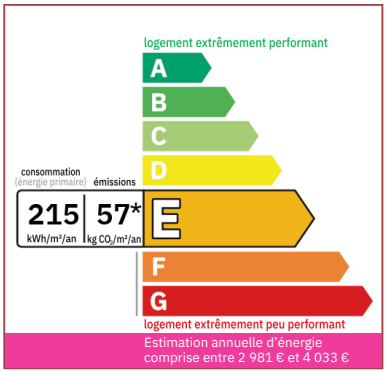
Swimming pool: Yes

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 m² living

13 680 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

499 800 €

Agency fees: 5 % VAT included*
Price without fees: 476 000 €

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°8753 •

Stone house comprising, on the ground floor (terrace level), a large living room of approximately 46 m² 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 m², and a 7 m² shower room with WC.

Upstairs, a large bedroom of 28 m² with its own 4.5 m² shower room and WC.

On the garden level, a full basement with a large 37 m² room suitable as a games room, a laundry area, and a workshop/boiler room of approximately 26 m².

Independent stone cottage of approximately 39 m², 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 m² 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).









