



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8755

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 2918 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: chauffage central à pelés

Drainage/sewage: Septic tank

Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: No

Built: Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

South of Sarlat, 5 minutes from a village with school and all shops, a property consisting of a house with 3 bedrooms, a barn/tobacco drying shed, and a stone outbuilding to be restored.

86 m² living

2 918 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

sarlat@valadie-immobilier.com

Price fees included

291 500 €

Agency fees: 6 % VAT included*

Price without fees: 275 000 €

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



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Largely renovated house comprising a spacious veranda/living room of approximately 33 m², an entrance hall of approximately 4 m², a kitchen/dining room of approximately 27 m², two bedrooms of 9 and 17 m², a toilet, and a shower room of 3.20 m².

Upstairs, a landing of 10 m², a bedroom of approximately 13 m², and attic space.

Cellar with boiler room and former stone wine cellar.

Pellet central heating installed in 2021 - double-glazed windows throughout the house - single-glazed windows in the veranda - veranda roof replaced in 2025 - entire roof of the house inspected in 2021.

Individual septic system.

Outbuildings include a 62 sq m tobacco drying shed with a mezzanine adjoining a stone barn of approximately 32 sq m, and a former pigsty of 21 sq m.

The property comprises a total floor area of approximately 91 sq m, including a dovecote of approximately 9.5 sq m (on two levels), an adjoining stone stable of 48 sq m, a shelter of 19 sq m, and a workshop of approximately 15 sq m with a former bread oven.

