Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8765 • House - Sarlat-la-Canéda •

EXCLUSIVE



DETAILS

Land surface: 6549 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Central Gaz de ville + Poêle à granule

Drainage/sewage: Septic tank

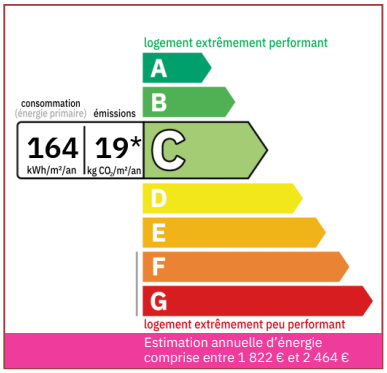
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



5 minutes from Sarlat centre, renovated old farmhouse with 3 bedrooms on the ground floor and 2 bedrooms in the attic and one bedroom in the annex, large outbuilding with great potential, bread oven, swimming pool, carport,

132 m² living

6 549 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

459 000 €

Agency fees: 5,5 % VAT included*
Price without fees: 435 000 €

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

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On the garden level:

Entrance hall, fully equipped kitchen/dining room (17 sq m), pantry/laundry room (4 sq m), living room (32 sq m) with wood-burning stove and access to a large, very pleasant 50 sq m covered terrace with summer kitchen and views of the pool and garden area, bedroom 1 (17 sq m) en suite with air conditioning, shower room, and dressing room (8 sq m), bedroom 2 (10.5 sq m), bedroom 3 (15 sq m) with independent access, shower room, and WC.

Upstairs:
A landing, two air-conditioned attic bedrooms, and a WC with vanity unit.

Swimming pool (9x4 m, installed in 2023) with a large deck and a small lean-to, and a pool equipment shed.

Outbuildings:
- A wooden chalet with a 16 sq m bedroom. - A large barn of approximately 130 m² of usable floor space on two levels, the second level being at ground level with access to the garden at the rear, offering the possibility of a gîte or bed and breakfast
- A carport of approximately 50 m²
- A bread oven
- A small stable
- A cellar

* Mains gas heating (2020 boiler) + Reversible air conditioning (3 bedrooms) + Wood-burning stove
* Double-glazed windows
* Fiber optic internet
* Alarm system
* 20 m³ rainwater harvesting tank
* Individual septic system







