



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8765

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 6549 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

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

**Drainage/sewage:** Septic tank

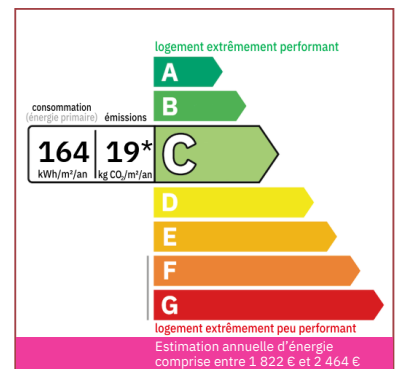
**Swimming pool:** Yes

**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 m<sup>2</sup> living

6 549 m<sup>2</sup>

- 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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## • Description ref n°8765 •

### On the garden level:

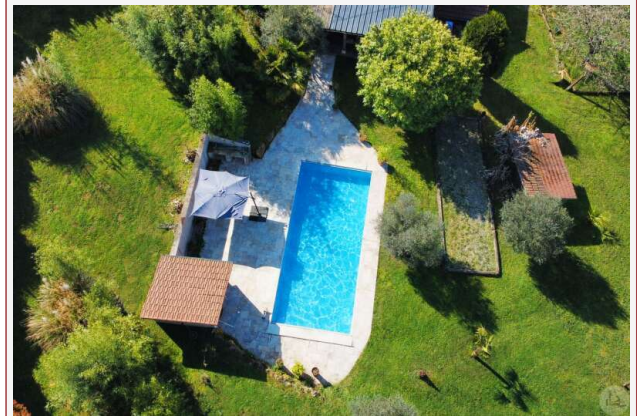
Entrance hall, fully equipped kitchen/dining room (17 sq m), pantry/laundry room (4 sq m), living room (32 sq m) with wood-burning stove and access to a large, very pleasant 50 sq m covered terrace with summer kitchen and views of the pool and garden area, bedroom 1 (17 sq m) en suite with air conditioning, 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 m<sup>2</sup> 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 m<sup>2</sup>
- 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 m<sup>3</sup> rainwater harvesting tank

\* Individual septic system

