



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8877

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 570 m²

Number of bedrooms: 4

Number of levels: 2

Type of heating: Pompe à chaleur + bois

Drainage/sewage: Everything in the sewer

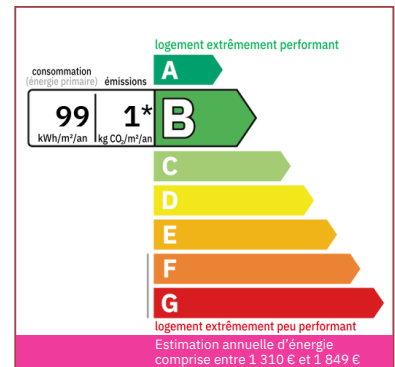
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



In the heart of the Dordogne valley, in a listed village, close to a school and shops, renovated character house, large living room, 5 bedrooms, 4 bathrooms, including 1 ground floor suite, quiet and green garden.

195 m² living

570 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

499 000 €

Agency fees: 5,1 % VAT included*

Price without fees: 475 000 €

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



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In a very quiet neighborhood on the edge of the village, a charming 195 sq m (2,023 sq ft) house, fully renovated, comprising:

On the garden level, a large 62 sq m (667 sq ft) living room with an open-plan kitchen and a beautiful traditional fireplace, a WC, and a suite consisting of a bedroom of approximately 14 sq m (151 sq ft) and a 5 sq m (54 sq ft) shower room with WC, and a cellar/boiler room.

Upstairs, two large suites, each comprising two bedrooms of 17 and 22 sq m (183 and 237 sq ft), with a 4 sq m (43 sq ft) bathroom and a 4 sq m (43 sq ft) shower room with WC, and a 5 sq m (54 sq ft) office.

In the attic, an 8 sq m (86 sq ft) landing, two bedrooms with exposed beams of 26 and 25.8 sq m (280 sq ft), and a 4 sq m (43 sq ft) shower room with WC.

Rooms with high ceilings and generous proportions.

Covered area with a 4-person Jacuzzi-Spa

Central heating via heat pumps (installed in 2025)

Mains drainage.

Electricity and plumbing completely renovated in 2025

Double-flow ventilation system - wooden joinery and double glazing (except for French doors)

Roof maintained and partially redone in 2018.

Charming, wooded garden with a view of the castle.

Located on a quiet cul-de-sac.

Location: shops within walking distance (grocery store, bakery, butcher/caterer), and the Dordogne River is a 6-minute walk away.

Village house with a shared wall at the rear, offering complete privacy.

Julie & Sébastien LESCURE

VALADIÉ IMMOBILIER SARLAT

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