



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9109

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 7038 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Everything in the sewer

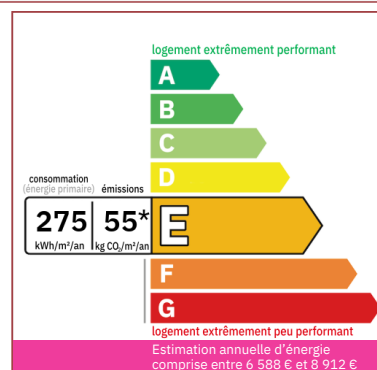
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



Southwest of Sarlat and 700 meters from a village with all amenities, on a plot of 7000 m² with a pretty pond of approximately 1500 m², a 3-bedroom house and an independent 2-room apartment, large basement and large usable attic.

220 m² living

7 038 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

sarlat@valadie-immobilier.com

Price fees included

360 400 €

Agency fees: 6 % VAT included*

Price without fees: 340 000 €

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



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Terrace level:

Entrance hall of approximately 10 m², with a large storage area of approximately 3 m², living/dining room of approximately 45 m² with a wood-burning stove, second kitchen/dining room of 25 m², utility room of approximately 5 m², hallway, bedroom 1 of 13.4 m² with built-in wardrobes, bedroom 2 of 12 m² with built-in wardrobes, bedroom 3 of 15 m² with built-in wardrobes, bathroom of 11 m² with shower and bathtub, separate WC.

Upstairs, a very large attic suitable for conversion, with a concrete slab floor.

Courtyard level:

A basement of approximately 180 m² comprising:

- A self-contained apartment (or office for a professional practice) with a living room with kitchenette, a bedroom, and a shower room with WC.

- An office and a laundry room

- A large double garage (ceiling height suitable for vans)

- A boiler room/workshop

A swimming pool in need of renovation (liner and equipment on site)

- * Double glazing
- * Oil heating + wood-burning stove
- * Fiber optic internet
- * Mains drainage

