



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9188

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 4.2 ha

Number of bedrooms: 4

Number of levels: 1

Type of heating: .

Drainage/sewage: Everything in the sewer

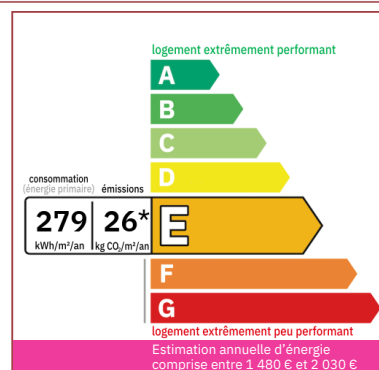
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified



Very close to the town centre of Sarlat, property comprising a main house, a small annex house and large outbuildings (450m²), 4 hectares of land, partly buildable, 50 fruit trees, spring.

200 m² living

42 000 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

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Price fees included

614 250 €

Agency fees: 5 % VAT included*

Price without fees: 585 000 €

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



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Main House:

Entrance of approximately 10 m², dining room/living room of 37 m² with fireplace, kitchen of 27 m² with fireplace, pantry of 3.50 m², one toilet.

Upstairs:

3 bright bedrooms with wardrobes (18 m², 14 m², 13.5 m²), an office or children's bedroom of 8 m², a bathroom, and a toilet.

Total usable attic of approximately 80 m² with wooden flooring.

Outbuildings forming a U-shape with a courtyard.

- A small annex house of approximately 50 m² comprising a kitchen/dining room, a shower room, two bedrooms, a storage room, two bedrooms, and a landing/office upstairs. It adjoins a building of approximately 100 m² on the ground floor + 100 m² on the upper floor (garage accessible from the rear), and adjoins another building of approximately 60 m² (garage, shed, workshop). A tower (one room of approximately 15 m²). A barn/shed of approximately 100 m² on the ground floor.

Plot of land of approximately 42,000 m², of which approximately 10,000 m² is still buildable.

Spring on the plot with good flow

* Heating: Town gas + Electric + fireplace

* Mains drainage

