Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9271

• House - Sarlat-la-Canéda •

DETAILS

Land surface: 1500 m²

Number of bedrooms: 6

Number of levels: 2

Type of heating: Fuel + Pompe à chaleur clim reversible +Cheminée insert

Drainage/sewage: Everything in the sewer

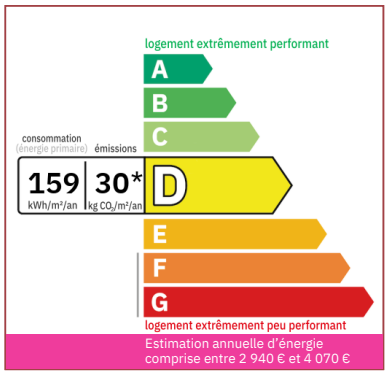
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1980



On the heights, 3 km from Sarlat centre, house in perfect condition, a large living room opening onto the terrace and swimming pool, 6 bedrooms (including 2 independent), full basement with garages, swimming pool,

191 m² living

1 500 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

546 000 €

Agency fees: 5 % VAT included*
Price without fees: 520 000 €

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

• Description ref n°9271 •

The heart of the house opens onto a 50 sq m living room with French doors leading to the terrace and swimming pool, and equipped with reversible air conditioning and a fireplace. Adjoining this is a 12 sq m semi-open-plan fitted kitchen with all necessary appliances.

This level also includes:

Sleeping area: Two bedrooms with built-in wardrobes (10.8 sq m and 16.8 sq m).

Multipurpose room: A 20 sq m billiards/office space, easily convertible into a third bedroom or other use.

A large, functional shower room (7.7 sq m) and a separate WC.

Upstairs, a spacious landing, currently used as a lounge, leads to two bright, attic bedrooms.

The independent garden-level apartment (40 m²)
Perfect for hosting family and friends or generating rental income (gîte/bed and breakfast), this self-contained apartment comprises two bedrooms, a bathroom, and a separate toilet.

Outbuildings & Outdoors
Set on a fenced and landscaped plot of 1,500 m², the property boasts a prime outdoor space with approximately 200 m² of terrace in total.

Heated swimming pool (8 x 4 m) secured by a roller shutter, bordered by a large sunny terrace.

Outbuildings and Storage: Full basement, workshop, laundry room, garage (4/5 cars), and cellar + basement

Amenities & Features

Energy: Photovoltaic panels (5 panels reducing electricity bills by approximately 40%), oil-fired central heating + reversible air conditioning + fireplace insert.

Comfort: Double glazing with mosquito nets and electric shutters (partial), water softener, living room air conditioning, motorized gate, well and connection to mains drainage.