



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9283

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 24598 m²

Number of bedrooms: 5

Number of levels: 2

Type of heating: Fioul sol

Drainage/sewage: Pit all waters

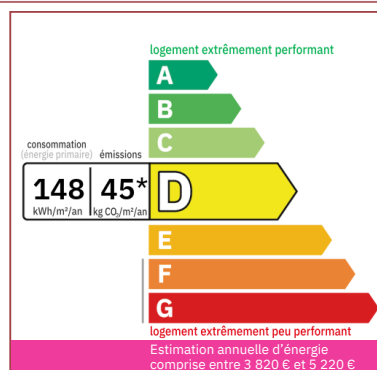
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



Ideally located between Sarlat, Gourdon and Souillac, this perfectly maintained residence displays its authentic charm within a preserved 2.5-hectare estate with woods, meadows, landscaped park and a large swimming pool.

340 m² living

24 598 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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Price fees included

821 000 €

Agency fees: 5 % VAT included*

Price without fees: 782 000 €

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



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• Description ref n°9283 •

Ideally nestled between Sarlat, Gourdon, and Souillac (20 minutes from the motorway), this exceptional residence, in perfect condition, exudes authentic charm within a preserved 2.5-hectare estate. Surrounded by woods, meadows, and a beautifully lit landscaped park.

Restored with meticulous attention to detail, the property perfectly blends the character of period materials (60 cm thick walls, hand-crafted terracotta tiles, oak joinery with double glazing, and traditional fireplaces) with modern comforts (underfloor central heating on the ground floor and soundproofing via a double floor).

- Ground floor: A 13 m² entrance hall with a shower room/WC leads to a large 23 m² eat-in kitchen, an intimate 30 m² TV lounge with a fireplace, and a breathtaking 78 m² living room. This room impresses with its 6-meter span abbey beams, its indirect lighting integrated into the stonework, and its second period fireplace. A storage room and boiler room complete this level.

- First floor: The sleeping area comprises three large bedrooms (18.5 m², 21 m² with en-suite shower room/WC, and 24 m²), a dressing room, a separate WC, and a magnificent 60 m² master suite with a marble bathroom and high-end fixtures.

- Attic: Two light-filled attic rooms (18 m² and 18.5 m²) serve as a 5th and 6th bedroom or an office.

- 11 x 5 m swimming pool (reinforced PVC liner, chlorine treatment, large adjoining terrace, technical room, and heating option).

- Spring, well, two fountains, and rainwater harvesting system.

- Outbuildings: Carport of 20 m².

- * Double-glazed oak windows

- Heating: Oil-fired central heating (underfloor heating on the ground floor, radiators upstairs).

- Sewage system: Septic tank.

- Property tax: €2,051.

