



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9314

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 4010 m²

Number of bedrooms: 6

Number of levels: 1

Type of heating: Pompe à chaleur + électrique + bois

Drainage/sewage: Pit all waters

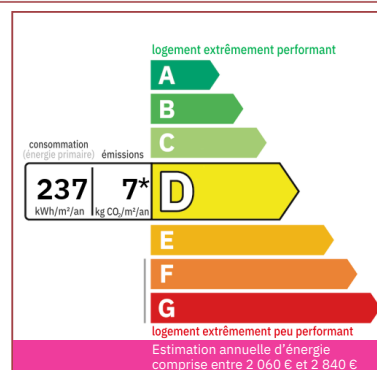
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



In the Dordogne valley about 10 km from Sarlat, beautiful renovated property consisting of a main house of 135 m², with 4 suites (ideal for bed and breakfast), and its independent 2-bedroom gîte, adjoining land and swimming

245 m² living

4 010 m²

- Sarlat -
22 Avenue Thiers
24200 Sarlat-la-Canéda
Tel : 05 53 28 94 22
sarlat@valadie-immobilier.com

Price fees included
545 000 €

Agency fees: 4,8 % VAT included*
Price without fees: 520 000 €

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



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Main house comprising, on the ground floor, a 4 sq m entrance hall, a 32 sq m living room with a recently fitted kitchen, two suites of 18 and 22 sq m with shower room, bathroom, and toilet.

Upstairs, a 22 sq m suite with its own shower room and toilet, a small 18 sq m sitting room, a second 18 sq m suite with its own shower room (shower and bathtub), and a toilet. Cellar.

Central heating via heat pump with hot water production via a thermodynamic water heater.

Individual septic system installed in 2019 for both dwellings.

Gîte or secondary house comprising, on the ground floor, a beautiful 24 sq m fitted kitchen, a 34 sq m suite with bedroom and bathroom with toilet.

On the terrace level, a 35 sq m living room with a wood-burning stove.

Upstairs, a 32 sq m (floor area) attic bedroom.

Double-glazed windows - electric and wood heating.

Individual outbuilding comprising a 16 sq m laundry room and a 27 sq m bedroom/workshop.

8x4 m swimming pool (installed in 2019) heated by a heat pump and a spa/jacuzzi.

