Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9315 • House - Sarlat-la-Canéda •



DETAILS

Land surface: 8453 m²

Number of bedrooms: 5

Number of levels: 2

Type of heating: Aerothermie + eléc + climatisation réversible

Drainage/sewage: Septic tank

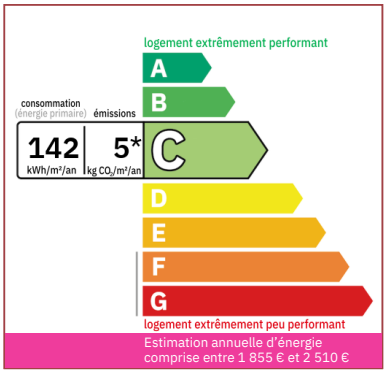
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1989



Traditional house of 205 m² just 3 km from the centre of Sarlat, in a green setting of 8,000 m², 5 bedrooms, 3 bathrooms (possibility of independent apartment), swimming pool, covered terrace, SPA/Jacuzzi area.

205 m² living

8 453 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

455 000 €

Agency fees: 5,8 % VAT included*
Price without fees: 430 000 €

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

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The house comprises, on the garden level, a large living room of approximately 36 m² with an open-plan fitted kitchen, a 6 m² pantry/laundry room, a living room divided into two sections of 12 and 16 m², and a ground-floor bedroom of approximately 12 m² with its own shower room and toilet.

Upstairs, there is one bedroom, and in the attic, two bedrooms of approximately 14 and 18 m², a 6 m² shower room, and a toilet.

On the terrace level, there is a self-contained apartment comprising a living room of approximately 43 m² with a fitted kitchen, a lounge with an insert fireplace, a 10 m² bedroom, and a 6 m² shower room with a toilet.

An annex includes a spa room with a Jacuzzi, sauna, and shower.

Large covered terrace with a summer kitchen area.
Heated swimming pool (heat pump). 4x2m counter-current swimming spa

Underfloor central heating on the ground floor, radiators upstairs, and reversible air conditioning - Individual septic system - Water softener.
Photovoltaic panels installed in 2024 with direct consumption for immediate savings + 10kW battery backup







