



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5100

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 25898 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

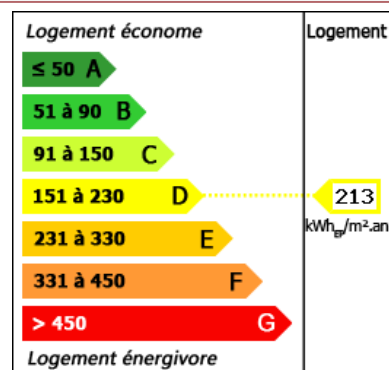
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



Calm, character, charm, dominant view...consisting of a former barn into dwelling with a living room of 90 m<sup>2</sup> house annex, 6 rooms in total, the source, a small pond, heated swimming pool, landscaped grounds of 2.5 hectares...

260 m<sup>2</sup> living

25 898 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

sarlat@valadie-immobilier.com

Price fees included

624 000 €

Agency fees: 4 % VAT included\*

Price without fees: 600 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°5100 •

Old barn restored in the main house :

Superb living room of about 90 m<sup>2</sup> with fireplace, exposed stones and beams , kitchen of 15.50 m<sup>2</sup>, storeroom, and cellar, WC .

Terrace and summer kitchen .

Upstairs : 1 Room of 12.60 m<sup>2</sup>, bedroom 2 of 18.70 m<sup>2</sup>, bathroom with shower and corner bath, 2 basins, independent WC. mezzanine 20 m<sup>2</sup>.

Second dwelling :

Bedroom 3 /office of 8 m<sup>2</sup>, washroom of about 5 m<sup>2</sup> with WC, another WC and another shower room of about 5 m<sup>2</sup>.

On the floors :

4 bedroom of 29 m<sup>2</sup> with terrace under roof 5 bedroom of 15 m<sup>2</sup> bedroom 6 in the tower of approximately 22 m<sup>2</sup> .

- Heated swimming-pool 12.5 x 6.5 ( Liner and filtration recent )
- Summer kitchen with sheltered terrace
- Landscaped courtyard between the two buildings and various terraces
- Source and small pond
- Garden shed garden sheds

Heating Fuel ground part

Individual sewage

