



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7139

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 23717 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: GAZ DE VILLE + CHEMINÉE BOIS + POEL A BOIS

Drainage/sewage: Septic tank

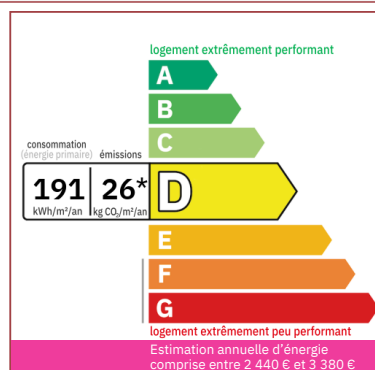
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



At the gates of Sarlat and 5 km from the Dordogne Valley, in a very pretty environment of more than 2.3 hectares, property composed of a pleasant house with 5 bedrooms, a living room of 60 m², and of dependencies.

233 m² living

23 717 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

sarlat@valadie-immobilier.com

Price fees included

498 000 €

Agency fees: 4,8 % VAT included*

Price without fees: 475 000 €

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



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Ground floor:

Entrance 5.5 m², WC, living room/dining room of 61 m² bright, exposed stone and beams, fireplace, access to right wing floor, a transition room of 14.5 m² and access to left wing floor and recent kitchen junction of 20 m² with veranda, an office of 21 m², a laundry room of 6.70 m², WC/boiler room of 6.90 m², a cellar of 10.80 m².

Upstairs :

Bedroom 1 of 13.50 m² with wardrobe, bedroom 2 of 14.50 m², a bathroom of 4.65 m² with WC, bedroom 3 of 25 m² with wardrobe, bedroom 4 of 21 m² with wardrobe and bathroom of approximately 3 m² with WC, additional bedroom 5 of approximately 9 m² in the attic.

- * Double glazing (exterior aluminum/interior wood)
- * City gas heating + wood stove

Dependencies :

- A barn/garage/workshop of 45 m² on the ground. (Three-phase electricity)
- An old pigsty of approximately 25 m² on the ground
- A BBQ area under a wooden lean-to
- A shelter for 4 vehicles
- A caravan shelter

Land of 23,000 m² (approximately 10,000 m² enclosed and approximately 13,000 m² of wood)

