



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7879

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 2370 m²

Number of bedrooms: 5

Number of levels: 2

Type of heating: Wood

Drainage/sewage: Everything in the sewer

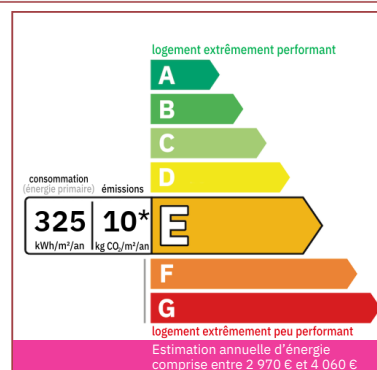
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: 1887



20 minutes from Sarlat, this house with its outbuildings to renovate is located in a quiet village where life is good with 2370m² of land bordering a small stream.

159 m² living

2 370 m²

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Price fees included

166 920 €

Agency fees: 7 % VAT included*

Price without fees: 156 000 €

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



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The 159m² stone house will require renovation. It has retained its character and is spread over a ground floor and two floors.

We enter through the 14.07m² kitchen, separated by a partition from the 40.12m² living/dining room with its fireplace (which could accommodate a stove, an insert, etc.) and its staircase.

PVC double glazing

On the first floor, a 7.28m² hallway welcomes us and leads to three bedrooms of 12.44m², 12.63m², and 13.76m², and a 6.43m² bathroom. PVC double glazing

On the second floor, a 20.49m² landing, with a hatch leading to the unconverted attic, leads to two bedrooms of 13.63m² and 15.61m².

Single-glazed wood-paned windows

Electric heating throughout the house

Outside, we discover several outbuildings:

- A 11.75m² garage for one car
- A 4.96m² shed
- A barn that could be used as a garage or storage room
- A barn overlooking the street
- A barn divided into three rooms (one with access from the upper floor) of 12.32m², 12.98m², and 29.92m².

Renovation work is planned:

Reroofing the house and roof repairs for some outbuildings.

Mains drainage is partially semi-compliant

