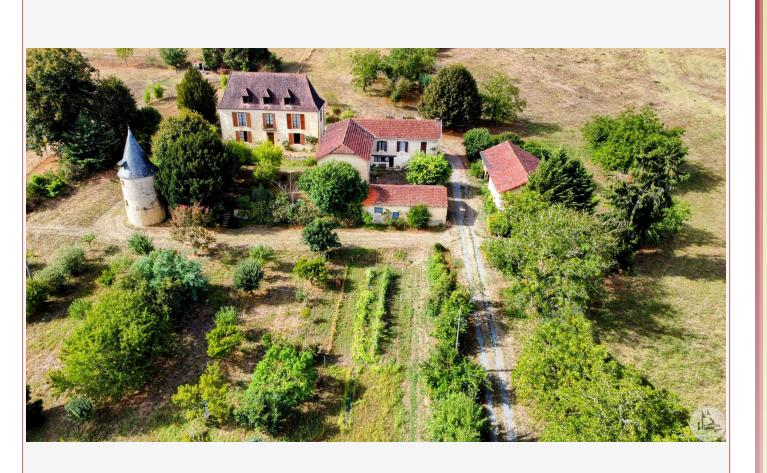


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 8213 • House - Sarlat-la-Canéda •



DETAILS

Land surface: 4.2 ha

Number of bedrooms: 4

Number of levels: 1

Type of heating: .

Drainage/sewage: Everything in the sewer

Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified

Logement économe ≤ 50 A

51 à 90 B DPE en cours

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

Logement énergivore

Very close to the town centre of Sarlat, property comprising a main house, a small annex house and large outbuildings (450m²), 4 hectares of land, partly buildable, 50 fruit trees, spring.

200 m² living

42 000 m²

- Sarlat -22 Avenue Thiers 24200 Sarlat-la-Canéda

Tel: 05 53 28 94 22 sarlat@valadie-immobilier.com

Price fees included

650 000 €

Agency fees: 4,8 % VAT included* Price without fees: 620 000 €

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

Non-binding document



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• Description ref n°8213 •

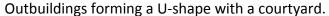
Main House:

Entrance of approximately 10 m^2 , dining room/living room of 37 m^2 with fireplace, kitchen of 27 m^2 with fireplace, pantry of 3.50 m^2 , one toilet.

Upstairs:

3 bright bedrooms with wardrobes (18 m^2 , 14 m^2 , 13.5 m^2), an office or children's bedroom of 8 m^2 , a bathroom, and a toilet.

Total usable attic of approximately 80 m² with wooden flooring.



- A small annex house of approximately 50 m² comprising a kitchen/dining room, a shower room, two bedrooms, a storage room, two bedrooms, and a landing/office upstairs. It adjoins a building of approximately 100 m² on the ground floor + 100 m² on the upper floor (garage accessible from the rear), and adjoins another building of approximately 60 m² (garage, shed, workshop). A tower (one room of approximately 15 m²). A barn/shed of approximately 100 m² on the ground floor.

Plot of land of approximately 42,000 m², of which approximately 10,000 m² is still buildable. Spring on the plot with good flow

- * Heating: Town gas + Electric + fireplace
- * Mains drainage









