

665 000 €

**Contact agency**

**Félix Immobilier La Médiévale**

4, place du 14 juillet

24200 Sarlat La Canéda

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**For sale property**

**10 rooms**

**Surface : 276 m<sup>2</sup>**

**Surface of the land : 53000 m<sup>2</sup>**

**Year of construction : 1890**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

Jacuzzi spa, fireplace, Bedroom on ground floor, double glazing, Laundry room, CALM

7 bedroom

3 terraces

3 bathrooms

1 shower

3 WC

2 parkings

1 cellar

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

27/09/2024 - Prix T.T.C



**Property 1-311 Sarlat-la-Canéda**

Lots of charm for this magnificent property located in a very quiet location. It is made up of 3 tastefully restored independent houses, each has a private outdoor space. The main house: large living space with open kitchen, wood stove and a high ceiling with its exposed framework. Two bedrooms, bathroom with shower, laundry room. Wooden terrace with a clear view The first stone cottage: kitchen open to living room with wood stove, a bathroom, a separate toilet, three bedrooms upstairs, one of which has a water point. Terrace The second cottage: old tobacco dryer tastefully renovated, kitchen open to living room with wood insert, two bedrooms and a bathroom with WC. The 5.3 hectare land is suitable for swimming pools with pending water/electricity connections and building permits. In the annex on the land a bread oven in working order, large parking spaces and the possibility of creating a fourth property on existing foundations of 80 m2 with cellar.

Fees and charges :

665 000 € fees included

