

535 000 €

**Contact agency**

**Félix Immobilier La Médiévale**

4, place du 14 juillet

24200 Sarlat La Canéda

05 53 59 11 86 / felix-immobilier@orange.fr

**For sale mansion**

**5 rooms**

**Surface : 154 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Surface of the land : 3500 m<sup>2</sup>**

**View : Dégagée**

**Hot water : Fuel**

**Inner condition : renovated**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

Bedroom on ground floor, double glazing,  
Laundry room, CALM

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

**Energy class (dpe) : D**

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

Document non contractuel

20/05/2024 - Prix T.T.C



**Mansion 1-271 Sarlat-la-Canéda**

On the heights of Sarlat-la-Canéda, On enclosed land of approximately 3500 m<sup>2</sup> of which 1500 m<sup>2</sup> is buildable, is this pleasant house, fully restored in 2023. With its dominant and unobstructed view of the city, located close to the city center, but in a quiet and residential environment. It consists on the ground floor of a master suite, a beautiful living room with pellet stove, a dining room and a beautiful fitted kitchen with pantry and separate WC. Upstairs, a corridor which serves two bedrooms as well as a beautiful bathroom and a separate toilet. In the basement, a storage space, a large room with boiler room and a double garage.

**Fees and charges :**

535 000 € fees included

