

## Votre satisfaction au cœur de notre mission...

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

## 318 000 €

Buying mansion 7 rooms Surface : 144 m<sup>2</sup>

Surface of the living : 32 m<sup>2</sup> Surface of the land : 4155 m<sup>2</sup> Year of construction : 1976 View : Campagne Hot w ater : Electrique Inner condition : A moderniser External condition : good Couverture : tiles

## Features :

fireplace,  $\operatorname{Bedroom}\nolimits$  on ground floor, calm

- 4 bedroom
- 2 terraces
- 1 bathroom
- 1 show er
- 2 WC
- 1 garage
- 1 parking
- 1 cellar

Energy class (dpe) : C Emission of greenhouse gases (ges) : A

Document non contractuel 03/05/2025 - Prix T.T.C



## Mansion 1-248 Sagelat

Close to Belves, This charming stone house offers a beautiful open view of the countryside and beautiful living spaces. It is made up, on the ground floor, of an entrance with cupboard, a living room with fireplace and direct access to the terrace, an independent kitchen, equipped and furnished with a scullery overlooking the second terrace at the back of the house. You will also find two beautiful bedrooms, a separate toilet with a washbasin and a bathroom. On the first floor, there are two additional bedrooms and a bathroom with wc. In the basement, it has a garage of around 70 m<sup>2</sup> and two cellars.

318 000 € fees included



Félix Immobilier La Médiévale - 4 place du 14 juillet, 24200 Sarlat La Canéda 05 53 59 11 86 - felix-immobilier@orange.fr - www.felix-immobilier.fr RCS Bergerac 831102843 - Code NAF 6831Z - SIRET 83110284300016 Document non contractuel - Barème de prix disponible sur notre site internet