



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 1948

• House - Sarlat-la-Canéda •

SOLD



## DETAILS

**Land surface:** 1344367 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

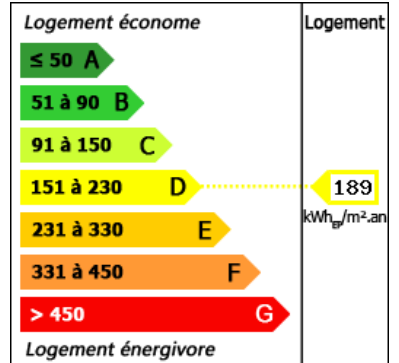
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



On a common just 4 min from Sarlat center, the calm in a bosky bower, very nice character property of about 220 m<sup>2</sup> with swimming pool, on more than 13 hectares of land, woods, meadows, truffles, porcini mushrooms...quiet and

220 m<sup>2</sup> living

1 344 367 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

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Tel : 05 53 28 94 22

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Price fees included

577 500 €

Agency fees: 5 % VAT included\*

Price without fees: 550 000 €

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



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## • Description ref n°1948 •

Ground floor : Entrance hall of about 7 m<sup>2</sup>, kitchen-dining room of 25 m<sup>2</sup> with an open terrace , a veranda of 32 m<sup>2</sup> + , living room of 33 m<sup>2</sup> with chimney " cantou ", dressing room of 10 m<sup>2</sup>, 1 room of 21 m<sup>2</sup> open on terrace and garden, bathroom of 7.10 m<sup>2</sup> .

First floor : very large room of approximately 73 m<sup>2</sup> making office reading room games room or guest...( room with many possibilities ), bedroom 2 ( pass-through )of 14 m<sup>2</sup>, shower room, bedroom 3 (30 m<sup>2</sup>).

In the basement wine cellar.

Field of more than 13 hectares of which about 3 closed with automatic gate. Wells/spring

Swimming pool 12 x 5.5 liner reinforced(2005). Cover dome.

Shelter/shelter 3 cars

Workshop of 35 m<sup>2</sup>

