# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2980 • House - Sarlat-la-Canéda •




## DETAILS

**Land surface:** 7500 m²

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Electrique sol

**Drainage/sewage:** Pit all waters

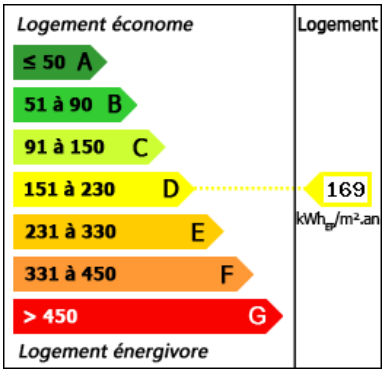
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2008




5 minutes from Sarlat, on a beautiful landscaped grounds of approximately 7500 m2 with a view, house in perfect state in 2008, 4 bedrooms of which 2 are walk-in, 2 garages, swimming pool recent 10x4 with dome retractable

**145 m² living**

**7 500 m²**

Non-binding document

- Sarlat -
22 Avenue Thiers
24200 Sarlat-la-Canéda
Tel : 05 53 28 94 22
sarlat@valadie-immobilier.com

Price fees included

**399 000 €**

Agency fees: 5 % VAT included*
Price without fees: 380 000 €

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

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## • Description ref n°2980 •

Input 14.29 m2, living room-stay of 44.74 m2 floor to ceiling windows onto terrace, equipped kitchen with 10.60 m2 , bedroom 1 of 14.52 m2 with dressing room of 4.63 m2, bedroom 2 of 11.12 m2, bathroom 6.28 m2 with Italian shower, clearance of 6.66 m2, WC .
Upstairs : Bedroom 3 of 10 m2, bedroom 4 of 9,11 m2 , shower room 4.84 m2, release 3,62 m2, WC.

Double glazing and mosquito net
Underfloor heating
tanks of recovery of rainwater
Pool of 2017 10x4 flat bottom 1.50 m, with dome retractable automated
Fenced and driveways coated
Large terrace with pergola aluminum bioclimatic
Electrical/ LED Lighting
1 attached garage
1 garage annex









