



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4020

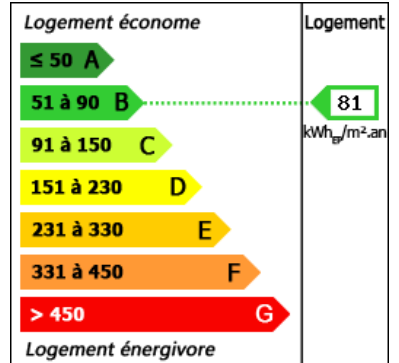
• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 1.35 ha  
**Number of bedrooms:** 4  
**Number of levels:** 0  
**Type of heating:** Geothermal  
**Drainage/sewage:** Septic tank

**Swimming pool:** Yes  
**Ground floor living:** Yes  
**Work needed:** No work  
**Fireplace:** No  
**Built:** 2003



In a pleasant 5 min from Sarlat spacious home ground floor, a bright living room of 85 m, 4 bedrooms with shower room or bathroom, office, basement, large infinity pool, field 1.35 Ha.

200 m<sup>2</sup> living

13 500 m<sup>2</sup>

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

Price fees included  
**378 000 €**

Agency fees: 5 % VAT included\*  
 Price without fees: 360 000 €

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





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## • Description ref n°4020 •

Ground floor: Entrance hall 8 m with large wardrobe closet, toilet, bright living room has 85 m with a kitchen, pantry, chambre1 15 m, bathroom 9 m env, chambre2 19 m env with shower room, bedroom 3 16 m with shower room, chambre4 30 m with bathroom, EVERY room has an independent entrance and small private terrace, office 6m, WC.Fitted kitchenCentral vacuumgeothermal heatingBasement.Infinity pool.

