



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5191

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 2551 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** GAZ DE VILLE + CLIM REVERSIBLE ET POELE ABOIS GODIN

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Sarlat, in a dominant and quiet position, near the historic center, Périgourdine house, 50 m<sup>2</sup> living room opening onto the terraces and the heated swimming pool, fitted kitchen, 4/5 bedrooms. Total basement.

180 m<sup>2</sup> living

2 551 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

472 500 €

Agency fees: 5 % VAT included\*

Price without fees: 450 000 €

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





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## • Description ref n°5191 •

On the ground floor:

Living room of about 50 m<sup>2</sup> overlooking the terraces and the swimming pool with air conditioning and wood stove

Equipped kitchen of 15 m<sup>2</sup> opening onto the terrace

A bedroom of 12 m<sup>2</sup> with wardrobe

A 12 m<sup>2</sup> bedroom with closet

Independent WC

Bathroom with double sink, towel radiator, spa bath

Floor:

Landing of about 13 m<sup>2</sup>

A room of about 10 m<sup>2</sup>

A bedroom of about 12.5 m<sup>2</sup>

Shower room of about 6.5 m<sup>2</sup>

Independent WC of 4 m<sup>2</sup>.

Total basement:

laundry room / shower room of 7.35 m<sup>2</sup>

rooms 14.70 m<sup>2</sup> independent entrance

23 m<sup>2</sup> rooms (cellar or other)

cellar under terrace of 30 m<sup>2</sup>

WC

1 garage of 44 m<sup>2</sup> (2 to 3 cars) electric door.

1 garage of 30 m<sup>2</sup>.

Swimming pool 10x4 m Heated (Swimming pool from 2004 / Filtration and pumps and heating system from 2020)

For more information :

[www.valadie-immobilier.com](http://www.valadie-immobilier.com)

Julie and Sébastien LESCURE

05.53.28.94.22

18 avenue Thiers 24200 Sarlat (Next to the entrance to the Rex cinema)

