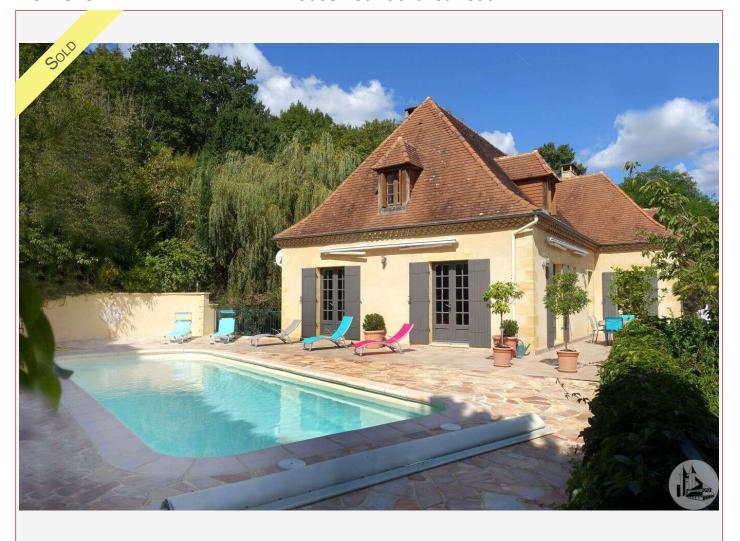


# Agence Immobilière Valadié

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 DPE en cours 51 à 90 B 91 à 150 C 151 à 230 231 à 330 331 à 450 Logement énergivore

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

2 500 €

Agency fees: 5 % VAT included\* Price without fees: 450 000 €

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

Non-binding document



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

### • 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

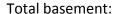
A bedroom of 12 m<sup>2</sup> with wardrobe

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>.



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 Julie and Sébastien LESCURE 05.53.28.94.22

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









