# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5327 • House - Sarlat-la-Canéda •




## DETAILS

**Land surface:** 1.5 ha

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

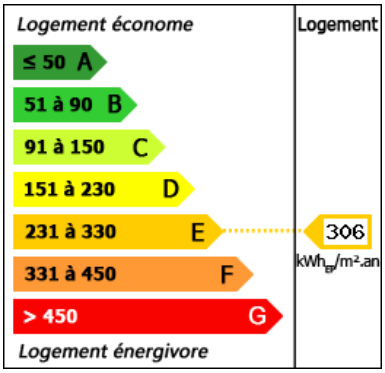
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified




Property 13 km from Sarlat in a dominant position, very pleasant Périgourdine stone house of traditional construction 4 bedrooms, full basement, heated swimming pool, land of about 1.5 hectares mostly of wood.

127 m² living

15 000 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

367 500 €

Agency fees: 5 % VAT included*
Price without fees: 350 000 €

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

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## • Description ref n°5327 •

Entrance of 7.80 m², living / dining room of 35 m² stone and exposed beams with fireplace, two double doors opening onto a large covered terrace to the east, kitchen of 14 m² opening onto South West terrace, bedroom 1 of 13.90 m² with 6.50 m² bathroom.

Upstairs :

Bedroom 2 of 13.5 m², Bedroom 3 of 12 m² with 5.5 m² bathroom, bedroom 4 with 10.5 m², 5.15 bathroom with WC. Clearance of 5.70 m².

Total basement of approximately 110 m², with garage, boiler room, cellar ....

Heated swimming pool of 9.5 x 4.5 flat bottom of 1.40 meters, with retractable dome (Liner 1 years).

Land of 1.5 hectares mostly wood.









