



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5327

• House - Sarlat-la-Canéda •

SOLD



## DETAILS

**Land surface:** 1.5 ha

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

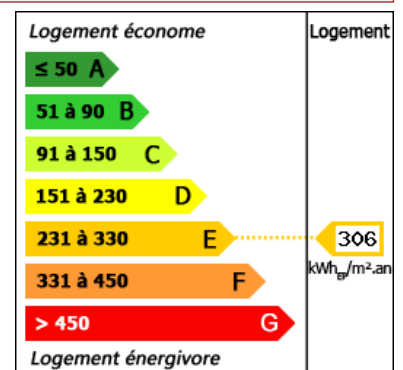
**Swimming pool:** Yes

**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 m<sup>2</sup> living

15 000 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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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 m<sup>2</sup>, living / dining room of 35 m<sup>2</sup> stone and exposed beams with fireplace, two double doors opening onto a large covered terrace to the east, kitchen of 14 m<sup>2</sup> opening onto South West terrace, bedroom 1 of 13.90 m<sup>2</sup> with 6.50 m<sup>2</sup> bathroom.

Upstairs :

Bedroom 2 of 13.5 m<sup>2</sup>, Bedroom 3 of 12 m<sup>2</sup> with 5.5 m<sup>2</sup> bathroom, bedroom 4 with 10.5 m<sup>2</sup>, 5.15 bathroom with WC. Clearance of 5.70 m<sup>2</sup>.

Total basement of approximately 110 m<sup>2</sup>, 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.

