



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5618

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 6220 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** AU SOL ELECTRIQUE + POELE GRANULES

**Drainage/sewage:** Pit all waters

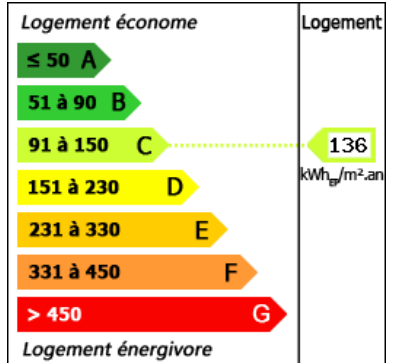
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2014



Between Sarlat and Souillac, 1 km from a village, Périgourdine house from 2014, bright living room of 68 m<sup>2</sup> with fitted kitchen, 4 bedrooms including 2 on one level, 2 shower rooms, garage, swimming pool, landscaped grounds of

184 m<sup>2</sup> living

6 220 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

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Price fees included

546 000 €

Agency fees: 5 % VAT included\*

Price without fees: 520 000 €

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



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## • Description ref n°5618 •

On the ground floor - living room of approx. 68 m<sup>2</sup> with pellet stove, fitted kitchen with central island, bay windows with brick partition opening onto the terrace - utility room of approx. 7 m<sup>2</sup> - hallway with storage - wc - 1 bedroom of 13 m<sup>2</sup> approximately with storage - bathroom of 7 m<sup>2</sup> - bedroom of 18 m<sup>2</sup> with its dressing room of 3.50 m<sup>2</sup>.

Upstairs - landing - shower room - wc - bedroom of approximately 11 m<sup>2</sup> - living space / dormitory bedroom of approximately 30 m<sup>2</sup> - bedroom of approximately 17 m<sup>2</sup>.

Covered courtyard / Carport - Garage of 30 m<sup>2</sup> with automated door - cellar - garden shed  
Electric underfloor heating - Individual sanitation  
Salt pool with glass filter - 15 m in length - with recessed electric curtain.

