

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

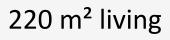
Ref : 5688

• House - Sarlat-la-Canéda •



DETAILS		Logement économe
Land surface: 1596 m <sup>2</sup>	Swimming pool: Yes	SI à 90 B DPE en cours
Number of bedrooms: 6	Ground floor living: No	91 à 150 C
Number of levels: 2	Work needed: No work	151 à 230 D
		231 à 330 E
Type of heating: Pompes à chaleurs + Poêle a bois	Fireplace: Yes closed hearth	331 à 450 F
Drainage/sewage: Everything in the sewer	Built: Not specified	> 450 G Logement énergivore

700 meters walk from the historic center of Sarlat, very pleasant bright house, 4 bedrooms including a master bedroom on one level, landscaped grounds of 1596 m<sup>2</sup> with swimming pool, plus a guest house, a studio, two garages.



1 596 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 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°5688 •

## - Main house

On the ground floor: Bright living room of about 60  $m^2$  with a kitchen, dining room and living room, a single storey master suite of 24.5  $m^2$ .

Upstairs: 3 bedrooms (12.25 m<sup>2</sup>, 12.40 m<sup>2</sup>, 10.70 m<sup>2</sup>) a bathroom of 7.3 m<sup>2</sup> with shower and corner bath, landing approximately 6 m<sup>2</sup>.

Attic under the roof (playroom or children's bedrooms) Cellar / laundry room of 36 m<sup>2</sup>.

- Guest house or Gîte

Ground floor: Living / dining room of 34 m<sup>2</sup>, kitchen 5.80 m<sup>2</sup>, veranda of 5 m<sup>2</sup>.

Upstairs: 2 bedrooms of 9  $m^2,$  bathroom and WC of 5.5  $m^2.$ 

- Outbuildings of approximately 65 m<sup>2</sup> with two garages, a studio, a laundry room, carports.

- Swimming pool

Main heating heat pumps plus wood stove Double glazing Everything in the sewer









