



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6016

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 2314 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

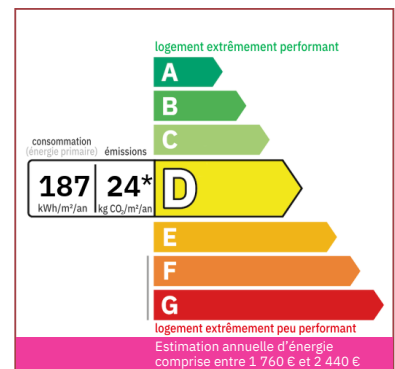
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



Near Sarlat, charming house in very good condition with 5 bedrooms including 4 on one level and a master suite, bright living room of 50 m<sup>2</sup>, double garage, 9x5 swimming pool with electric dome, enclosed and wooded grounds of 2314

194 m<sup>2</sup> living

2 314 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

420 000 €

Agency fees: 5 % VAT included\*

Price without fees: 400 000 €

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



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### Ground floor :

Living/dining room of 49.65 m<sup>2</sup> with insert fireplace, fitted kitchen of 22.30 m<sup>2</sup>, bedroom 1 of 9.12 m<sup>2</sup>, bedroom/office 2 of 8.58 m<sup>2</sup>, bedroom 3 of 11.30 m<sup>2</sup>, bedroom 4 of 16.27 m<sup>2</sup>, shower room of 5.37 m<sup>2</sup>, WC.

### Upstairs :

A parental suite Of about 30 m<sup>2</sup> bedroom / bathroom / Dressing room / WC,

2 rooms each of 18 m<sup>2</sup> offering the possibility of additional bedrooms or independent accommodation with independent access from the garden.

- Double garage of 41 m<sup>2</sup>
- 9x5 swimming pool with electric retractable dome (Liner from 2020)
- Gas heating
- Double glazing
- Electric shutters
- Automated gate with intercom

