



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6142

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 1313 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Everything in the sewer

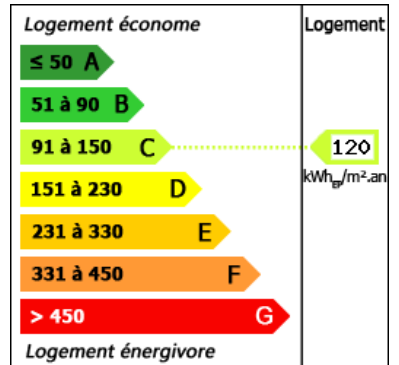
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



4 minutes from the center of Sarlat, beautiful stone construction of 198 m<sup>2</sup>, veranda of 50 m<sup>2</sup>, living room of 42 m<sup>2</sup>, 4 bedrooms and a guest house with 2 bedrooms, swimming pool, double garage, enclosed grounds of 1313 m<sup>2</sup>.

198 m<sup>2</sup> living

1 313 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

530 250 €

Agency fees: 5 % VAT included\*

Price without fees: 505 000 €

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



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## • Description ref n°6142 •

### .Main house:

Large bright 50m<sup>2</sup> veranda with BBQ fireplace, 20m<sup>2</sup> dining room, 11m<sup>2</sup> fitted kitchen, 42m<sup>2</sup> living room with fireplace, 22m<sup>2</sup> master bedroom with dressing room and shower room, 10m<sup>2</sup> bedroom.

### Upstairs :

A bedroom of 11 m<sup>2</sup> with a bathroom of 8 m<sup>2</sup>, and another bedroom of 15.5 m<sup>2</sup> and a bathroom of 4 m<sup>2</sup>.

A guest house of approximately 55 m<sup>2</sup> with 2 bedrooms (basement)

5 x 10 swimming pool

A laundry annex

A double garage

A shed of about 50 m<sup>2</sup>

- City gas heating
- Double glazing aluminum joinery
- Aluminum shutters
- Mains drainage

