



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6197

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 4019 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

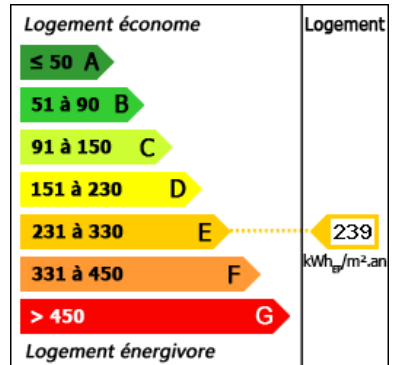
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** 1985



5 min from Sarlat center, in a dominant position with view, beautiful traditional construction, on full basement, approximately 200 m<sup>2</sup> of living space, living room of 58 m<sup>2</sup>, 4 bedrooms, motorhome shelter, landscaped grounds of 4000

192 m<sup>2</sup> living

4 019 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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Price fees included

474 000 €

Agency fees: 5,3 % 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°6197 •

Entrance of approximately 5.30 m<sup>2</sup> in the tower, beautiful living/dining room of 58 m<sup>2</sup> in stone and exposed beams and fireplace, access to the dominant terrace, hall and hallway of 7.50 m<sup>2</sup>, kitchen of 25 m<sup>2</sup>, bedroom 1 of 18 m<sup>2</sup>, bathroom 7.5 m<sup>2</sup> with shower and bath, separate WC.

Upstairs :

Landing of around 11 m<sup>2</sup>, bedroom 2 of 16 m<sup>2</sup>, bedroom 3 of 16 m<sup>2</sup>, bedroom 4 of 11, shower room in the tower, separate WC. Usable attic of about 40 m<sup>2</sup>.

Total basement of approximately 170 m<sup>2</sup> (Garage, workshop, cellar, etc.)

Motorhome shelters

Landscaped Land

Swimming pool area (dedicated space with water supply and electricity)

City gas possible (box and arrival planned in the basement)

