



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6299

• House - Sarlat-la-Canéda •

SOLD



## DETAILS

**Land surface:** 7777 m<sup>2</sup>

**Number of bedrooms:** 7

**Number of levels:** 1

**Type of heating:** électrique + pompes à chaleur+ clim

**Drainage/sewage:** Pit all waters

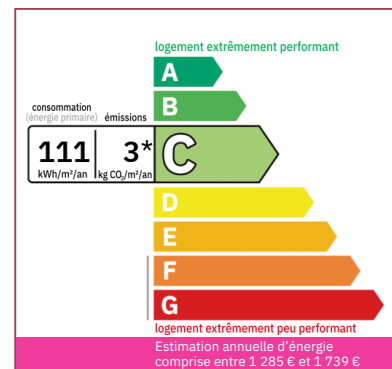
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2011



Property consisting of a main house of approximately 200 m<sup>2</sup>, living room of 58 m<sup>2</sup>, 4 bedrooms (2 on one level), an independent apartment on the ground floor with Spa, guest house with 2 bedrooms, heated swimming pool, land of

200 m<sup>2</sup> living

7 777 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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Price fees included

577 500 €

Agency fees: 5 % VAT included\*

Price without fees: 550 000 €

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



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## • Description ref n°6299 •

Main house (access on one level from the back):

Living room of 58 m<sup>2</sup> with large bay windows (living room, dining room, kitchen, hallway) wood stove. 2 bedrooms (12.40 m<sup>2</sup> and 12.10 m<sup>2</sup>), a bathroom of 10 m<sup>2</sup> with shower and bath, a separate toilet.

Upstairs :

2 bedrooms (12 m<sup>2</sup> and 10 m<sup>2</sup>), mezzanine of 12 m<sup>2</sup> with games/music room area, shower room of 4 m<sup>2</sup> with WC.

In the basement/garden level:

An independent apartment of around 55 m<sup>2</sup>, consisting of a main room with living room, dining room, kitchen, shower room of 7 m<sup>2</sup> with linen room and WC, cellar of 36 m<sup>2</sup>.

Private terrace with Spa.

Guest house or independent gîte of around 50 m<sup>2</sup> with 2 bedrooms.

Salt pool of 10x5, heated, from 2018.

Car shelters.

Heating by heat pumps + air conditioning and wood stove.

