



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6749

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 7117 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

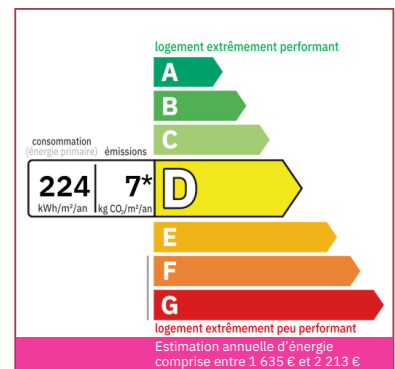
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2010



A house built in 2010 on two levels, with a lovely view of the countryside, a swimming pool, wooded park, several terraces. 4 bedrooms and an office. Land of approximately 7200 m<sup>2</sup>.

126 m<sup>2</sup> living

7 117 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

339 200 €

Agency fees: 6 % VAT included\*

Price without fees: 320 000 €

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



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## • Description ref n°6749 •

A house with a living area of approximately 126 m<sup>2</sup> including:

- A 3x10m tiled terrace.
- An entrance of approximately 2 m<sup>2</sup>
- An L-shaped living/dining room/kitchen of approximately 50 m<sup>2</sup>, tiled floor, fireplace with insert. A kitchen fitted with high and low cupboards and equipped with an oven, a gas hob, a built-in fridge, a built-in dishwasher, an extractor hood.
- A bathroom of approximately 7 m<sup>2</sup>, with a shower, a sink, earthenware on the walls and tiled floor, VMC and heated towel rail.
- A separate toilet

From the kitchen, a staircase leading to the basement:

- A clearance of approximately 6 m<sup>2</sup>
- 3 bedrooms of approximately 13 m<sup>2</sup>, tiled floor
- A bedroom of approximately 10 m<sup>2</sup>
- An office of approximately 6.7 m<sup>2</sup>.
- A laundry room/wc of approximately 4.5 m<sup>2</sup>, with a sink

Additional information:

- ADSL Internet (Fiber in progress).
- Electric and wood heating.
- Wooden joinery with double glazing and shutters.
- Sanitation redone in 2010
- Electricity redone to standards and attic insulation with glass wool.

Outside :

- A 6mX12m swimming pool with a staircase on the side. Salt, Liner changed 5 years ago and filtration system as well. Flat bottom of 1.40m.

A technical room with a toilet and sink, a covered terrace and slab terrace entirely secured by walls.

- An independent workshop of approximately 18 m<sup>2</sup> with a woodshed.
- Land of approximately 7200 m<sup>2</sup>.

