



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6871

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 5053 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

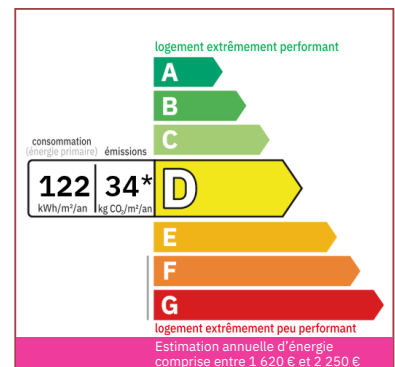
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1980



South of Sarlat, near a village with all shops, house of 170 m<sup>2</sup> with large living room of approximately 50 m<sup>2</sup> and its large separate kitchen, 4 bedrooms including a master suite - garage and enclosed grounds of 5053 m<sup>2</sup> with

170 m<sup>2</sup> living

5 053 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

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Price fees included

539 000 €

Agency fees: 3,7 % VAT included\*

Price without fees: 520 000 €

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



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## • Description ref n°6871 •

House composed on the ground floor, large kitchen/dining room of 45.20 m<sup>2</sup>, pantry 3 m<sup>2</sup>, entrance dressing room 4.80 m<sup>2</sup>, bathroom 6.80 m<sup>2</sup>, garage of 44.80 m<sup>2</sup> - boiler room of 8.90 m<sup>2</sup>.

Upstairs, entrance of 3.50 m<sup>2</sup>, living room of 49.80 m<sup>2</sup> with fireplace and terrace, hallway of 6.90 m<sup>2</sup>, master suite of 15.20 m<sup>2</sup> with shower room, 3 bedrooms of 11.5, 9.50 and 9.30 m<sup>2</sup>, bathroom 3.10 m<sup>2</sup>, toilet.

Individual sanitation - Oil heating (2020 boiler - thermodynamic hot water tank.

10x5 m swimming pool - heated by heat pump

