



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7088

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 3000 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Chauffage au Sol électrique + Clim réversible+ cheminée insert

**Drainage/sewage:** Pit all waters

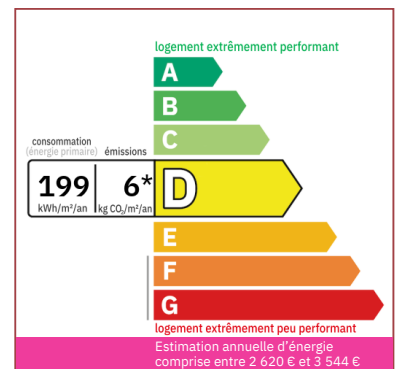
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



20 minutes south of Sarlat, in the heart of the Dordogne Valley, dominant, quiet location, superb property from 2011, with a main house and a guest house, swimming pool, on very pretty landscaped grounds of 3000 m<sup>2</sup> closed.

260 m<sup>2</sup> living

3 000 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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Price fees included

988 000 €

Agency fees: 4 % VAT included\*

Price without fees: 950 000 €

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





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## • Description ref n°7088 •

Traditional quality construction from 2011 in very good condition, high-end interior materials.

On the garden level:

Majestic entrance of approximately 18 m<sup>2</sup>, living room of approximately 55 m<sup>2</sup> with closed fireplace, an office of 15 m<sup>2</sup> (or bedroom), a bathroom, laundry room. WC. A cave.

Attached garage of 35 m<sup>2</sup>.

Upstairs :

Served by a superb staircase, 4 bedrooms (12 m<sup>2</sup>, 13 m<sup>2</sup>, 9m<sup>2</sup>) including a master suite of approximately 26 m<sup>2</sup> with dressing room and bathroom with shower and spa bath, a bathroom, a WC, a laundry room.

Guest house:

On the garden level:

A room/veranda dining room/summer kitchen of approximately 19 m<sup>2</sup>, a living room with kitchen lounge of approximately 20 m<sup>2</sup>, a bedroom of 10.50 m<sup>2</sup> with bathroom.

Upstairs: a bedroom with bathroom of approximately 10.50 m<sup>2</sup>.

Terrace area, BBQ.

Partial basement.

Lean-to/shelter for 2 cars.

10x5 chlorine pool with sliding dome

Double glazing

Electric underfloor heating + Reversible air conditioning + closed fireplace

Landscaped grounds of 3000 m<sup>2</sup> enclosed.

