



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7227

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 4873 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Géothermie + clim réversible

**Drainage/sewage:** Everything in the sewer

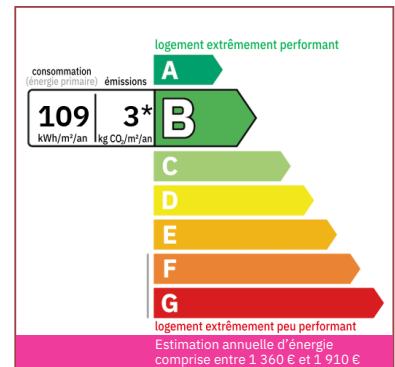
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2009



South of Sarlat 5 minutes from a village with shops, pleasant house from 2009, 4 bedrooms including 2 on one level and an office, a living room of 55 m<sup>2</sup> opening onto a large veranda, landscaped and enclosed land of 4870 m<sup>2</sup>.

184 m<sup>2</sup> living

4 873 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

498 750 €

Agency fees: 5 % VAT included\*

Price without fees: 475 000 €

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



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## • Description ref n°7227 •

### Ground floor:

Entrance: 3 m<sup>2</sup> with cupboard/wardrobe, living room of 54 m<sup>2</sup> living room/dining room/equipped kitchen, closed fireplace, veranda of approximately 40 m<sup>2</sup> with air conditioning, master bedroom 1 of 17 m<sup>2</sup> with dressing room of 4 m<sup>2</sup> and bathroom bathroom of 8.91 m<sup>2</sup> with shower and bathtub, bedroom 2 (or office) of 8.90 (access to bathroom bedroom 1), laundry room of 8.97 m<sup>2</sup>, WC.

### Upstairs (under slope):

Landing 8.37 m<sup>2</sup>, Bedroom 3 of 13.22 m<sup>2</sup> with cupboard/dressing room, bedroom 4 of 9.10 m<sup>2</sup>, bedroom 5 (child) of 8.46, bathroom of 8.35 m<sup>2</sup>, WC.

- Swimming pool with retractable dome
- 1 car garage of 18 m<sup>2</sup>
- Shelter for 2 cars 36 m<sup>2</sup>
- Wooden shelters

- \* Underfloor heating by geothermal energy
- \* Closed fireplace
- \* Air conditioner
- \* Double glazing (exterior aluminum/interior wood)
- \* Automated roller shutters
- \* Thermodynamic hot water tank
- \* Solar panels
- \* 7 m<sup>3</sup> rainwater recovery tank (toilet and washing machine supply)
- \* Mains drainage

