



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7227

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 4873 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Géothermie + clim réversible

Drainage/sewage: Everything in the sewer

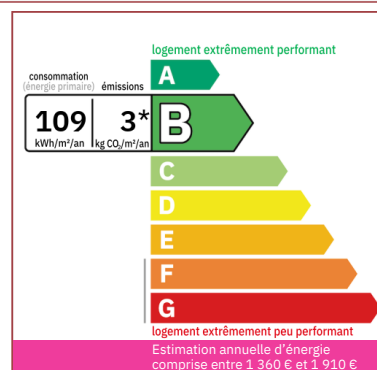
Swimming pool: Yes

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 m² opening onto a large veranda, landscaped and enclosed land of 4870 m².

184 m² living

4 873 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

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Price fees included

456 750 €

Agency fees: 5 % VAT included*

Price without fees: 435 000 €

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



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Ground floor:

Entrance: 3 m² with cupboard/wardrobe, living room of 54 m² living room/dining room/equipped kitchen, closed fireplace, veranda of approximately 40 m² with air conditioning, master bedroom 1 of 17 m² with dressing room of 4 m² and bathroom of 8.91 m² with shower and bathtub, bedroom 2 (or office) of 8.90 (access to bathroom bedroom 1), laundry room of 8.97 m², WC.

Upstairs (under slope):

Landing 8.37 m², Bedroom 3 of 13.22 m² with cupboard/dressing room, bedroom 4 of 9.10 m², bedroom 5 (child) of 8.46, bathroom of 8.35 m², WC.

- Swimming pool with retractable dome
- 1 car garage of 18 m²
- Shelter for 2 cars 36 m²
- 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 m³ rainwater recovery tank (toilet and washing machine supply)
- * Mains drainage

