

Ref: 7319

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 4317 m² Number of bedrooms: 5 Number of levels: 1 Type of heating: Gas Drainage/sewage: Pit all waters Swimming pool: Yes Ground floor living: No Work needed: No work Fireplace: Yes closed hearth Built: 2003



In a town a few minutes from Sarlat, with open views, traditional house from 2003 of approximately 160 m², 5 bedrooms including a master bedroom on one level, 11x5 swimming pool, on pretty enclosed grounds of 4300 m².

160 m² living

4 317 m²

Non-binding document

- Sarlat -22 Avenue Thiers 24200 Sarlat-la-Canéda Tel : 05 53 28 94 22 sarlat@valadie-immobilier.com Price fees included **129 000 €**

Agency fees: 5,1 % VAT included* Price without fees: 408 000 € *The agency fees are entirely at the co

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The house is in a dominant position in the middle of $4,300 \text{ m}^2$ of land with trees, completely fenced with automated gate, the 11x5 swimming pool with electric shutter and shower in the dovecote. Shelters for 2 cars.

On the ground floor:

Entrance of approximately 8 m^2 with cupboard, living room of 53 m^2 with open fitted kitchen, dining room, living room with insert fireplace, hallway, boiler room/laundry room, master bedroom of approximately 12 m^2 with dressing cupboard, large bay window glazed and its bathroom of approximately 6.5 m^2 , a separate toilet.

Upstairs :

4 bedrooms (14 m², 12 m², 10 m², 11 m² habitable), a 7 m² bathroom with shower and corner bathtub, double sink, a separate toilet.

- Double glazing

- City gas heating
- Compliant individual sanitation
- Fiber









