



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7412

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 1 ha

**Number of bedrooms:** 5

**Number of levels:** 2

**Type of heating:** POMPES A CHALEUR + GAZ+BOIS

**Drainage/sewage:** Septic tank

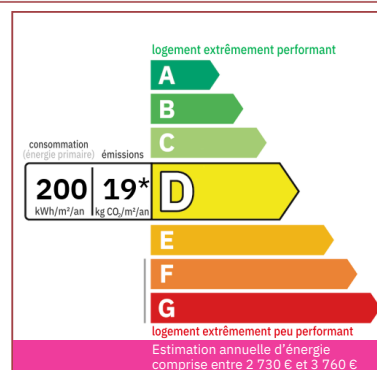
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1985



8 km from Souillac and 15 km from Sarlat, in a quiet dominant position and not overlooked, beautiful Périgord house of 215 m², 5 bedrooms and an independent studio, garage, carport, on 1 hectare of wooded land.

211 m² living

10 000 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

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Price fees included

395 000 €

Agency fees: 5,3 % VAT included\*

Price without fees: 375 000 €

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





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## • Description ref n°7412 •

Main house in a dominant position from 1985 in stone, composed on the ground floor, of a living room of around 43 m<sup>2</sup> with insert fireplace, kitchen 12 m<sup>2</sup>, pantry/laundry room of 9 m<sup>2</sup>, shower room with wc of 3.54 m<sup>2</sup>, storage cellar 6.59 m<sup>2</sup> and a cellar.

On the first level, landing, 3 bedrooms of 17.56 m<sup>2</sup>, 15.59 m<sup>2</sup> and 17.18 m<sup>2</sup> (including one with air conditioning), wc, bathroom of 6.25 m<sup>2</sup>.

On the second level, a large room of 26 m<sup>2</sup> which can be converted into a games room or an office, 2 bedrooms of 16.14 m<sup>2</sup> and 16.05 m<sup>2</sup>, one of which has a kitchenette, wc.

Garage of 17.06 m<sup>2</sup>, and shelter for 2 cars adjoining the main house.

Independent annex composed of a room of around 12 m<sup>2</sup> with a kitchenette, a shower room with wc of 4.73 m<sup>2</sup>, garage of around 22 m<sup>2</sup> with mezzanine.

Individual sanitation for the house and the annex - heating by heat pumps for the main house.

