



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7467

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 4198 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

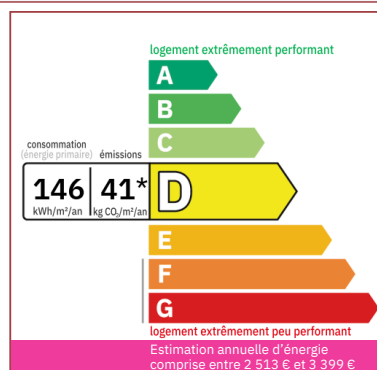
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: No

Built: 2004



2.5 km from Sarlat center with countryside view, pleasant house from 2004, 4 bedrooms including 2 on one level, office, fitted kitchen, storeroom, large terrace, on a beautiful enclosed plot of 4000 m². Infinity pool from 2017.

137 m² living

4 198 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

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Price fees included

448 000 €

Agency fees: 5,4 % VAT included*

Price without fees: 425 000 €

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



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Garden level:

Entrance 6.20, living room of 38.16 m² and terrace access, fitted kitchen of 9.60 m², pantry/boiler room 12 m², office 8 m², bedroom 1 of 13.64 m² terrace access, bedroom 2 of 11.48 m², bathroom of 7.6 m² with shower and bathtub, WC.

Upstairs: landing of 5 m², bedroom 3 of 14 m² plus under-slope converted into storage, bedroom 4 of 12 m² plus under-slope converted into storage, shower room and WC of 5 m².

- Heated salt-water infinity pool from 2017, electric roller shutter.
- Terrace of more than 40 m²
- Land of 4198 m² enclosed by welded panels and electric gate with videophone.
- 2 Garden Sheds
- Adjoining shelters on screed
- Chicken coop
- Vegetable garden
- Underfloor heating with oil + (possibility of wood stove or fireplace)
- Individual sanitation compliant
- 5 m³ rainwater recovery tank with pump

