



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7467

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 4198 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

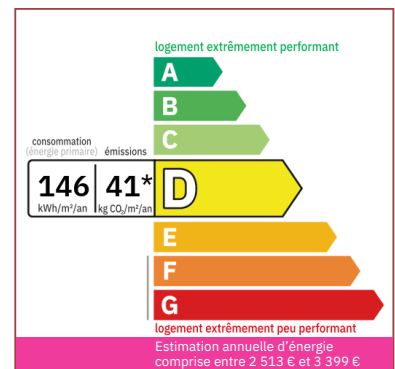
**Swimming pool:** Yes

**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 m<sup>2</sup>. Infinity pool from 2017.

137 m<sup>2</sup> living

4 198 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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Price fees included

450 500 €

Agency fees: 6 % VAT included\*

Price without fees: 425 000 €

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



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## • Description ref n°7467 •

### Garden level:

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

Upstairs: landing of 5 m<sup>2</sup>, bedroom 3 of 14 m<sup>2</sup> plus under-slope converted into storage, bedroom 4 of 12 m<sup>2</sup> plus under-slope converted into storage, shower room and WC of 5 m<sup>2</sup>.

- Heated salt-water infinity pool from 2017, electric roller shutter.
- Terrace of more than 40 m<sup>2</sup>
- Land of 4198 m<sup>2</sup> 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 m<sup>3</sup> rainwater recovery tank with pump

