



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7605

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 32879 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Pompes à chaleur + bois

**Drainage/sewage:** Septic tank

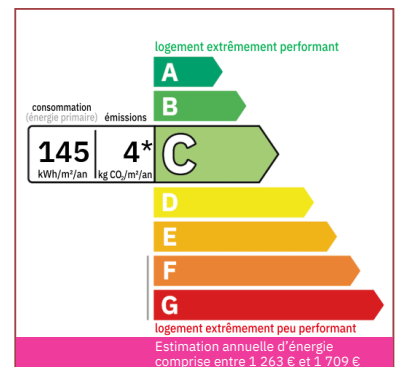
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



In a very pretty environment 3 km from a village with all shops, schools and college, very pleasant house of around 140 m<sup>2</sup>, communicating living rooms of 78 m<sup>2</sup>, 3 bedrooms, swimming pool, land of more than 3 hectares. (House

142 m<sup>2</sup> living

32 879 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

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Price fees included

367 500 €

Agency fees: 5 % VAT included\*

Price without fees: 350 000 €

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



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## • Description ref n°7605 •

On the garden level:

Entrance, fitted kitchen of 22 m<sup>2</sup>, dining room and small living room of 24 m<sup>2</sup>, large living room of 32 m<sup>2</sup>, bathroom of 9 with shower and bathtub, laundry room/boiler room.

Upstairs :

A landing of approximately 10 m<sup>2</sup>, a bedroom of 11 m<sup>2</sup> (more under slope), a bedroom of 11 m<sup>2</sup> (more under slope), a bedroom of 9 m<sup>2</sup> (more under slope), a WC.

- ☑ Double glazing

- Heating by heat pump (6 years)

- ☑ Air conditioner

- ☑ Chimney

- Individual sanitation

- Swimming pool from 2006, heated with integrated roller shutter

