



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7706

• House - Sarlat-la-Canéda •

EXCLUSIVE



DETAILS

Land surface: 2550 m²

Number of bedrooms: 6

Number of levels: 1

Type of heating: Gaz de ville + Poêle à bois

Drainage/sewage: Everything in the sewer

Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

1 km from Sarlat center, in a dominant and quiet position, Périgourdine house, 50 m² living room opening onto the terraces and the heated swimming pool, 4 bedrooms and an independent apartment. 3 garages.

230 m² living

2 550 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

sarlat@valadie-immobilier.com

Price fees included

499 500 €

Agency fees: 5,2 % VAT included*

Price without fees: 475 000 €

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



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On the ground floor:

Living room of approximately 50 m² opening onto the terraces and the swimming pool with air conditioning and wood stove

Equipped kitchen of 15 m² opening onto the terrace

A bedroom of 12 m² with wardrobe

A bedroom of 12 m² with wardrobe

Separate toilet

Bathroom with double sink, heated towel rail, whirlpool bath

Upstairs:

Landing (games room) of approximately 13 m²

A bedroom of approximately 10 m²

A bedroom of approximately 12.5 m²

Shower room of approximately 6.5 m²

Separate toilet of 4 m².

Full basement:

- An apartment of approximately 70 m² with 2 bedrooms (one blind bedroom).

- 1 garage of 44 m² (2 to 3 cars) electric door.

- 1 garage of 30 m².

* Gas heating and wood stove

* Drainage by all sewers

Recent works:

- Renovation of waterproof terrace approximately 200 m² of Travertine floor.

- Terrace staircase to garage.

- Swimming pool roller shutter

- Double glazing upstairs and solar roller shutters.

- Creation of an apartment of approximately 70 m² in the basement/courtyard level

For more information:

www.valadie-immobilier.com

Julie and Sébastien LESCURE

05.53.28.94.22

18 avenue Thiers 24200 Sarlat (Next to the entrance to the Rex cinema)

