

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7791

• House - Sarlat-la-Canéda •



## DETAILS

Land surface: 5088 m<sup>2</sup> Number of bedrooms: 5 Number of levels: 1 Type of heating: Fuel oil Drainage/sewage: Pit all waters

Swimming pool: No Ground floor living: No Work needed: Finitions / Décoration Fireplace: Yes closed hearth Built: 2004



15 km south of Sarlat and 7 km from a village with all shops on a pretty enclosed plot of 5000 m<sup>2</sup>, very pleasant house with 4 bedrooms and an office, living/dining room of 44 m<sup>2</sup>, total basement of approximately 150 m<sup>2</sup>.

## 137 m<sup>2</sup> living

5 088 m<sup>2</sup>

Non-binding document

- Sarlat -22 Avenue Thiers 24200 Sarlat-la-Canéda Tel : 05 53 28 94 22 sarlat@valadie-immobilier.com Price fees included 402 800 €

Agency fees: 6 % VAT included\* Price without fees: 380 000 €

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

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## • Description ref n°7791 •

Entrance hall and hallway (19 m<sup>2</sup>) with storage, fitted kitchen (12.5 m<sup>2</sup>) with patio access via bay window, living/dining room (44 m<sup>2</sup>) with pellet stove, patio access via bay window, bedroom (12.90 m<sup>2</sup>) with wardrobe, shower room (8.80 m<sup>2</sup>), office (10.25 m<sup>2</sup>), WC, basement access.

Upstairs: 3 bedrooms, shower room, WC.

Full basement (approximately 150 m<sup>2</sup>): Garage with automatic door, workshop, cellar, storage room, boiler room...

Enclosed plot of 5080 m<sup>2</sup>, automatic gate.











