



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8135

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 10271 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** CHAUFFAGE AU SOL PAR POMPES A CHALEUR + CHEMINÉE INSERT

**Drainage/sewage:** Septic tank

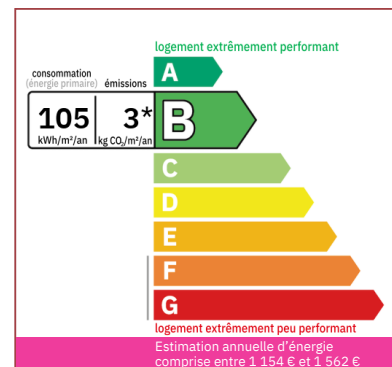
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** 2015



Close to the village of Tamnies, located 14 km from Sarlat and Montignac, bold single-story architect-designed house, large, bright living room of 60 m<sup>2</sup>, 3 bedrooms including a master bedroom with bathroom, land of more than 1

146 m<sup>2</sup> living

10 271 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

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Price fees included

375 000 €

Agency fees: 5 % VAT included\*

Price without fees: 357 300 €

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



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## • Description ref n°8135 •

Architect-designed house built in 2012.

Enter into a large, bright living room of 60 m<sup>2</sup>, with light flooding through, a large bay window of approximately 10 meters on the west side and two bay windows on the east side, cathedral ceiling, fireplace, a fully equipped kitchen of 13 m<sup>2</sup> opening onto the living room, a pantry/laundry room of 8.30 m<sup>2</sup> with access to the adjoining garage, master bedroom 1 of 17.60 m<sup>2</sup> with bay window opening onto a west-facing terrace, with a dressing area, bathroom, and WC, bedroom 2 of 10.10 m<sup>2</sup> + wardrobe, shower room of 3.40 m<sup>2</sup>, WC of 2.40 m<sup>2</sup> with a washbasin unit, hallway, bedroom 3 of 11 m<sup>2</sup> with space for a shower room.

Adjoining garage of 35 m<sup>2</sup> with an automatic door.  
Approximately 50 m<sup>2</sup> terrace with countryside views.

- Double-glazed wood interior/aluminum exterior joinery with roller shutter and mosquito net.
- Underfloor heating with heat pumps + fireplace insert
- Reversible air conditioning
- Double-glazed cladding for better soundproofing

