



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8135

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 10271 m²

Number of bedrooms: 3

Number of levels: 0

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

Drainage/sewage: Septic tank

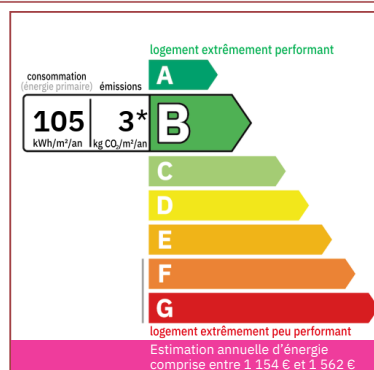
Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: 2015



On the edge of a hamlet located 14 km from Sarlat and Montignac, pleasant single-story architect-designed house, large, bright living room of 60 m², 3 bedrooms including a master bedroom with bathroom, land of more than 1

146 m² living

10 271 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

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Price fees included

424 000 €

Agency fees: 6 % VAT included*

Price without fees: 400 000 €

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



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Architect-designed house built in 2015.

Enter into a large, bright living room of 60 m² with floodlights, a large bay window of approximately 10 meters on the west side and two bay windows on the east side, a cathedral ceiling, an insert fireplace, a fully equipped kitchen of 13 m² opening onto the living room, a pantry/laundry room of 8.30 m² with access to the adjoining garage, a master bedroom of 17.60 m² with a bay window opening onto a west-facing terrace, a dressing area, a bathroom and WC, a bedroom of 10.10 m² + a wardrobe, a shower room of 3.40 m², a toilet of 2.40 m² with a washbasin unit, a hallway, a bedroom of 11 m² with space for a shower room.

Adjoining garage of 35 m² with an automatic door. Approximately 50 m² terrace with countryside views.

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

