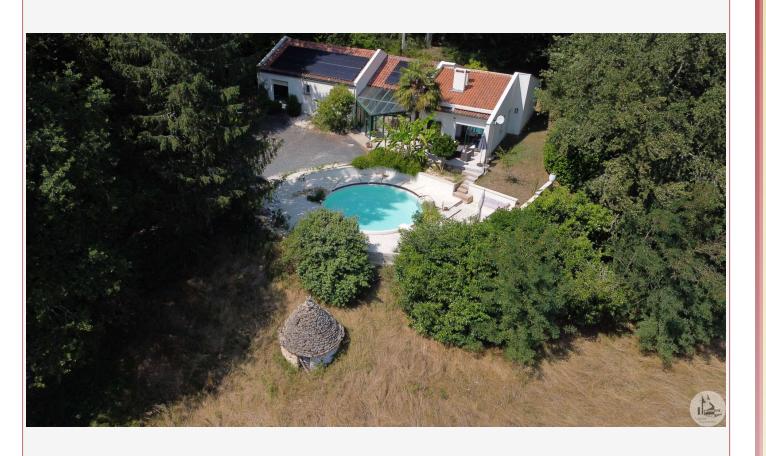


## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 8187 • House - Sarlat-la-Canéda •



## **DETAILS**

Land surface: 10920 m<sup>2</sup>

Number of bedrooms: 5

Number of levels: 0

Type of heating: Pompes à chaleur chauffage au sol partiel

**Drainage/sewage:** Septic tank

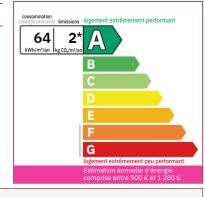
Swimming pool: Yes

**Ground floor living:** Yes

Work needed: No work

Fireplace: No

**Built: 2002** 



Architect-designed house of 210 m<sup>2</sup>, living room of 61 m<sup>2</sup> with a large fitted kitchen, 5 bedrooms including a very large master suite, veranda, swimming pool, land of 1.1 hectares including 1500 m<sup>2</sup> buildable.

210 m<sup>2</sup> living

10 920 m<sup>2</sup>

- Sarlat -22 Avenue Thiers 24200 Sarlat-la-Canéda

Tel: 05 53 28 94 22 sarlat@valadie-immobilier.com

Price fees included

519 000 €

Agency fees: 3,8 % VAT included\* Price without fees: 500 000 €

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

Non-binding document



## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°8187 •

Entrance hall, 17 m<sup>2</sup> veranda, 61 m<sup>2</sup> dining room/equipped kitchen, 7 m<sup>2</sup> pantry,

A sleeping area with four bedrooms of  $16 \text{ m}^2$ ,  $13 \text{ m}^2$ ,  $14 \text{ m}^2$ , and  $11 \text{ m}^2$  (including one bedroom with the possibility of a shower room and separate entrance), a bathroom, and a toilet.

A master suite of approximately 80 m<sup>2</sup> with a bedroom, TV lounge area, dressing room, and shower room with spa.

This master suite can be separated from the rest of the house.

South-facing terrace and north-facing terrace 7-meter diameter round swimming pool (liner and pump

50 m<sup>2</sup> garage Stone borie

installed in 2022)

- Partial underfloor heating with heat pump
- Double-glazed aluminum joinery and roller shutters
- Partial double partition
- Photovoltaic panels (between €700.00 and €1,000.00 per year for resale)
- Thermodynamic hot water tank
- Water softener
- Individual sanitation



