



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8187

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 10920 m²

Number of bedrooms: 5

Number of levels: 0

Type of heating: Pompes à chaleur chauffage au sol partiel

Drainage/sewage: Septic tank

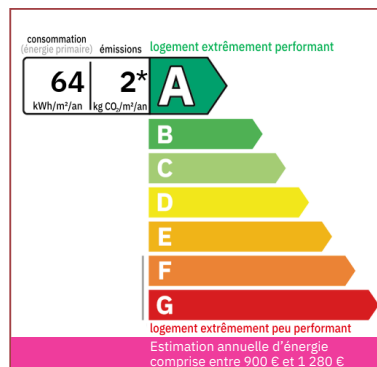
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: No

Built: 2002



Architect-designed house of 210 m², living room of 61 m² with a large fitted kitchen, 5 bedrooms including a very large master suite, veranda, swimming pool, land of 1 hectare including 1500 m² buildable.

210 m² living

10 920 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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Price fees included

529 000 €

Agency fees: 3,7 % VAT included*

Price without fees: 510 000 €

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



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Entrance hall, 17 m² veranda, 61 m² dining room/equipped kitchen, 7 m² pantry,

A sleeping area with four bedrooms of 16 m², 13 m², 14 m², and 11 m² (including one bedroom with the possibility of a shower room and separate entrance), a bathroom, and a toilet.

A master suite of approximately 80 m² 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 installed in 2022)

50 m² garage

Stone borie

- 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

