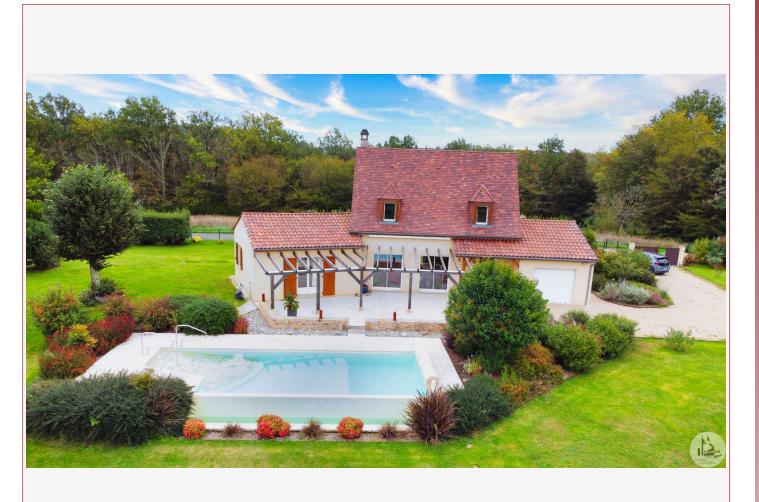


## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 8431

• House - Sarlat-la-Canéda •



### **DETAILS**

Land surface: 4198 m<sup>2</sup>

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Pit all waters

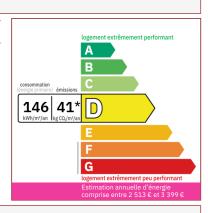
Swimming pool: Yes

**Ground floor living: No** 

Work needed: No work

Fireplace: No

**Built: 204** 



2.5 km from Sarlat centre with countryside views, pleasant house from 2004, 4 bedrooms including 2 on the ground floor, office, fitted kitchen, pantry, large terrace, on a beautiful enclosed plot of 4000 m<sup>2</sup>. Infinity pool from 2017.

137 m<sup>2</sup> living

4 198 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

446 000 €

Agency fees: 4,9 % VAT included\* Price without fees: 425 000 €

\*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°8431 •

#### Garden level:

Entrance (6.20  $\text{m}^2$ ), living room (38.16  $\text{m}^2$ ) with terrace access, fitted kitchen (9.60  $\text{m}^2$ ), pantry/boiler room (12  $\text{m}^2$ ), office (8  $\text{m}^2$ ), bedroom 1 (13.64  $\text{m}^2$ ) with terrace access, bedroom 2 (11.48  $\text{m}^2$ ), bathroom (7.6  $\text{m}^2$ ) with shower and bathtub, WC.

Upstairs: landing (5 m²), bedroom 3 (14 m²) plus attic space converted into storage, bedroom 4 (12 m²) plus attic space converted into storage, shower room and WC (5 m²).

- Heated salt-water infinity pool (2017), electric roller shutter.
- Terrace of over 40 m<sup>2</sup>
- 4198 m<sup>2</sup> of land enclosed with welded panels and an electric gate with videophone.
- 2 Garden Sheds
- Attached shelters on screed
- Chicken coop
- Vegetable garden
- Oil-fired underfloor heating (wood stove or fireplace available)
- Individual sanitation system compliant
- 5 m3 rainwater collection tank with pump









