



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8597

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 28250 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

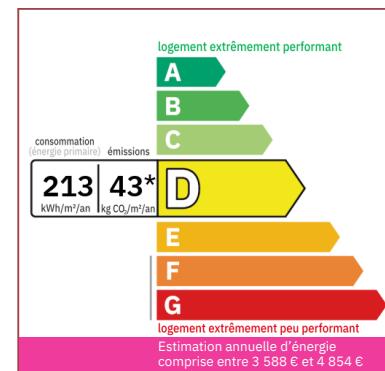
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Only 5 minutes from the historic center of Sarlat in a very pretty environment, quiet and not overlooked, 195 m<sup>2</sup> house with 4 bedrooms and independent accommodation, swimming pool, on a beautiful plot of 2.8 hectares.

195 m<sup>2</sup> living

28 250 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  
**598 500 €**

Agency fees: 5 % VAT included\*  
Price without fees: 570 000 €

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



## • Description ref n°8597 •

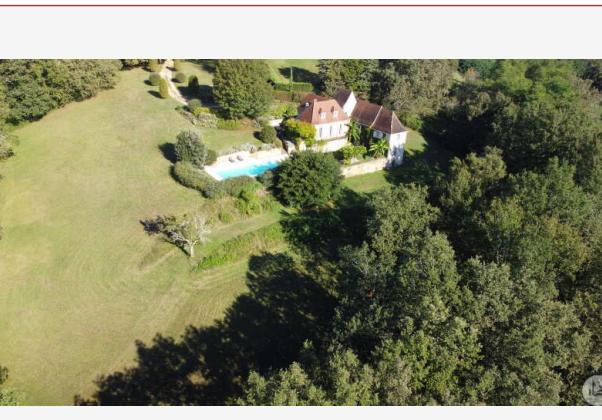
### Terrace level:

Entrance (16.5 m<sup>2</sup>), dining room and living room (40 m<sup>2</sup>) with fireplace insert, kitchen (10.50 m<sup>2</sup>), bedroom 1 (15 m<sup>2</sup>), bedroom 2 (15 m<sup>2</sup>), bathroom (6.30 m<sup>2</sup>) with shower, corner bathtub, and double sink, and a shower room (3 m<sup>2</sup>). Hallway (11 m<sup>2</sup>).



### Upstairs:

Bedroom 3 (10.40 m<sup>2</sup>), attic bedroom 4 (approximately 16 m<sup>2</sup>), dressing room (5 m<sup>2</sup>), and a bathroom (approximately 5 m<sup>2</sup>).



### Garden level:

A separate 2-room apartment and a shower room.

Cellar/basement (approximately 50 m<sup>2</sup>).

Heated and lit 12x8 swimming pool

\* Partial double glazing

\* Underfloor heating with city gas

