



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8758

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 34363 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel Wiessmann + Poêle à bois.

Drainage/sewage: Septic tank

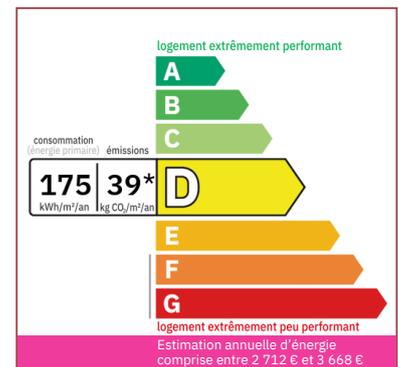
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



In a dominant position in a quiet location with views over the valley and less than 3 km from a village with all amenities, very pleasant 147 m² house with 4 bedrooms, one of which is on the ground floor, garage, swimming pool, land of

146 m² living

34 363 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

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Price fees included

525 000 €

Agency fees: 5 % VAT included*

Price without fees: 500 000 €

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



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On the garden level:

A bright 51 sq m open-plan living/dining/kitchen area (wood-burning stove), opening onto a rooftop garden with a view.

A 22 sq m bedroom with access to the rooftop garden (currently used as an office), a 5 sq m shower room with WC, and an 8 sq m laundry room (water softener and hot water tank).

Upstairs:

- Bedroom 2 (14 sq m) with en-suite shower room, accessible via a connecting or independent entrance, and reversible air conditioning (potential rental income).
- Bedroom 3 (17 sq m) with en-suite shower room and balcony.
- Bedroom 4 (15 sq m).
- Shower room (6.15 sq m) with WC.

Detached garage (barn) with automated door. Heated 8x4 meter swimming pool with liner (10 years old/new pump)

- * Viessmann oil-fired heating + wood-burning stove
- * Double glazing
- * Fiber optic internet
- * Electric vehicle charging station
- * Generator for full power supply
- * Water softener
- * Alarm system
- * Individual septic system

