



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8800

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 8200 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Au sol par Pompe à Chaleur

**Drainage/sewage:** Septic tank

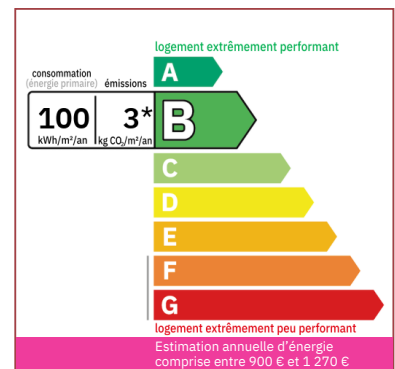
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**Built:** 2005



Between Sarlat and Souillac, 10 minutes from a town with all amenities, this 112 m<sup>2</sup> single-story house features a large, bright living room, 3 bedrooms and an office, and a detached garage. There is a swimming pool and a carport on a

125 m<sup>2</sup> living

8 200 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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Price fees included

330 000 €

Agency fees: 4,8 % VAT included\*

Price without fees: 315 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°8800 •

House built in 2005 comprising a large, bright living area of approximately 53 m<sup>2</sup>, with an entrance area with storage, a living/dining room, and an open-plan fitted kitchen, all with French doors opening onto the terrace; a 7 m<sup>2</sup> pantry/laundry room; an 18 m<sup>2</sup> garage; three bedrooms of approximately 12, 11, and 10 m<sup>2</sup> with storage; a WC; and a 7 m<sup>2</sup> bathroom with a double vanity unit, bathtub, and shower.

Terrace with a plancha grill/summer kitchen area and an outdoor WC.

2011 saltwater swimming pool (9.5m x 4.5m) with a removable safety dome.

Carport for cars and campervan.

Underfloor heating via heat pumps - Reversible air conditioning in the living area - Double-glazed windows - Individual septic system

