



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8917

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 5225 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Gaz citerne + Poêle à bois

**Drainage/sewage:** Septic tank

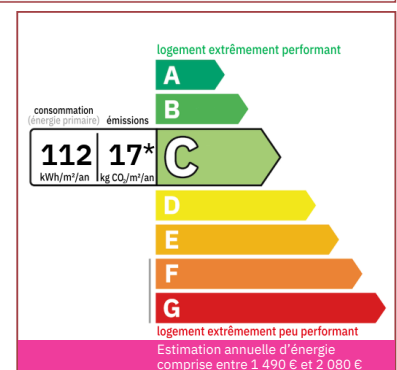
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



11 km from Sarlat, in a pleasant environment, slightly in a dominant position, single-storey house with a large living room of 65 m<sup>2</sup>, 4 bedrooms, above-ground swimming pool, pretty plot of more than 5000 m<sup>2</sup> partly wooded.

150 m<sup>2</sup> living

5 225 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

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Price fees included

337 600 €

Agency fees: 5,5 % VAT included\*

Price without fees: 320 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°8917 •

11 km from Sarlat, in a pleasant, slightly elevated position, this single-story house features a large 65 sq m living room, 4 bedrooms, an above-ground pool, and a lovely plot of over 5000 sq m.

The entrance opens into a bright, spacious 66 sq m living area comprising a lounge, dining room, fitted kitchen, wood-burning stove, and a pantry/laundry room of approximately 9 sq m. There are two bedrooms (11 sq m and 11 sq m), a 2.40 sq m shower room connecting bedrooms 1 and 2, a 14 sq m bedroom with a 7 sq m dressing room and French doors opening onto a 10 sq m covered terrace, an 11.50 sq m bedroom (see guest room on the floor plan), a 7 sq m shower room, a 9 sq m hallway, and a WC.

The house also includes a separate entrance, a large 65 sq m living room, a dining room, a fitted kitchen, a wood-burning stove, a pantry/laundry room of approximately 9 sq m, a bedroom 1 (11 sq m), a 7 sq m shower room, a 9 sq m hallway, and a WC.

The entrance leads into a large, bright 66 sq m living room with a lounge, dining area, fitted kitchen, and a wood-burning stove. Main house built in 2006 / Extension added in 2013

- Gas tank heating (boiler installed in 2024) + wood-burning stove
- Double glazing
- Water softener
- Individual septic system
- Above-ground swimming pool on a concrete slab with wooden decking

