



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9019

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 1115 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Everything in the sewer

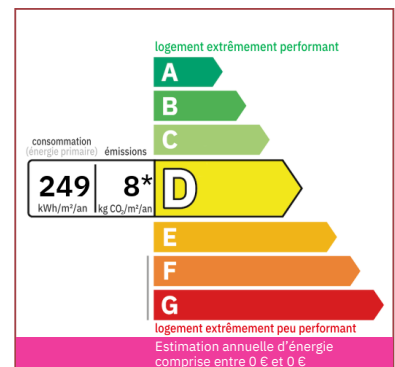
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1963



In a dominant position and only 450 meters on foot from the historic center of Sarlat, very pleasant 3-bedroom house, one of which is on the ground floor, sheltered terrace, and a very large terrace/beach around the swimming pool.

104 m<sup>2</sup> living

1 115 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

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Price fees included

355 000 €

Agency fees: 5,7 % VAT included\*

Price without fees: 336 000 €

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



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### Garden level:

Entrance 3.37 m<sup>2</sup> (Laundry room), bright 17 m<sup>2</sup> kitchen with French doors opening onto a sheltered terrace, hallway 4.87 m<sup>2</sup>, bright 32 m<sup>2</sup> living/dining room with wood-burning stove and two sets of French doors opening onto a large terrace/pool area, bedroom 1 (11.50 m<sup>2</sup>) with built-in wardrobe, shower room (3.60 m<sup>2</sup>), WC.

### First floor:

Hallway 1.83 m<sup>2</sup>, bedroom 2 (10.20 m<sup>2</sup>) with storage, bedroom 3 (12.90 m<sup>2</sup>) with storage, shower room (3.38 m<sup>2</sup>), WC.

Attic converted into a small office space.

At the rear of the house are two storage sheds (for wood, equipment, etc.).

Desjoux 8x4 meter swimming pool (built in 2001, with a new motor).

Double glazing.

Remote-controlled electric underfloor heating in the kitchen and a wood-burning stove.

Water softener.

Mains drainage.

