



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9019

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 1115 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Everything in the sewer

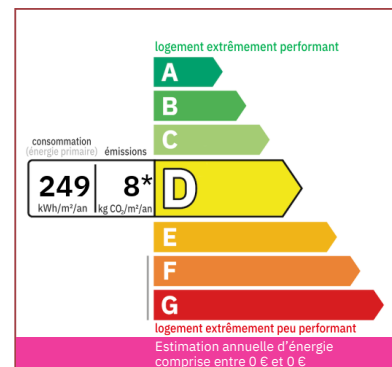
Swimming pool: Yes

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 m² living

1 115 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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Price fees included

374 525 €

Agency fees: 5,5 % VAT included*

Price without fees: 355 000 €

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



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Garden level:

Entrance 3.37 m² (Laundry room), bright 17 m² kitchen with French doors opening onto a sheltered terrace, hallway 4.87 m², bright 32 m² living/dining room with wood-burning stove and two sets of French doors opening onto a large terrace/pool area, bedroom 1 (11.50 m²) with built-in wardrobe, shower room (3.60 m²), WC.

First floor:

Hallway 1.83 m², bedroom 2 (10.20 m²) with storage, bedroom 3 (12.90 m²) with storage, shower room (3.38 m²), 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.

