Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9065 • House - Sarlat-la-Canéda •



DETAILS

Land surface: 2185 m²

Number of bedrooms: 4

Number of levels: 0

Type of heating: Pompes à chaleur + Cheminée bois

Drainage/sewage: Septic tank

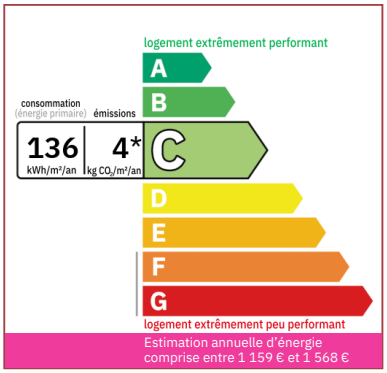
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



4 km from a village with all shops and 20 minutes from Sarlat, pleasant single-storey house, living room of 49 m², 3 bedrooms and 1 studio in annex with shower room, swimming pool, on 2185 m² of landscaped and enclosed land.

135 m² living

2 185 m²

Non-binding document

- Sarlat -
22 Avenue Thiers
24200 Sarlat-la-Canéda
Tel : 05 53 28 94 22
sarlat@valadie-immobilier.com

Price fees included

265 000 €

Agency fees: 6 % VAT included*
Price without fees: 250 000 €

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

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• Description ref n°9065 •

Close to the village of Saint Cyprien with all its amenities, this single-story house comprises a 49 sq m living area with a lounge/dining room and kitchen, an insert fireplace with heat distribution throughout the house, three bedrooms (12 sq m, 14.20 sq m, and 13.20 sq m), a 5.30 sq m bathroom, a 7.50 sq m laundry room, a 7.40 sq m room, a WC, and a 4.4 sq m hallway.

- Attached (approximately 50 sq m) is a workshop and a double garage with automated doors, and a 10 sq m cellar.

- In an annex facing the swimming pool is a 20.30 sq m bedroom/studio with a 4.4 sq m shower room and WC.

- 8x4 meter swimming pool (reinforced and welded liner, 2 years old)

- 2185 m² landscaped and enclosed plot with automated gate.

* Heating and air conditioning via heat pumps (recently installed)
* Solar panels for electricity supply and resale (recently installed)
* Fiber optic internet

For more information: https://valadie-immobilier.com/fr/biens/fiche/5358
www.valadie-immobilier.com
Julie and Sébastien LESCURE
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22 avenue Thiers 24200 Sarlat (Next to the entrance of the Rex cinema)









