Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9214 • House - Sarlat-la-Canéda •



DETAILS

Land surface: 3000 m²

Number of bedrooms: 4

Number of levels: 2

Type of heating: Wood + Electric

Drainage/sewage: Everything in the sewer

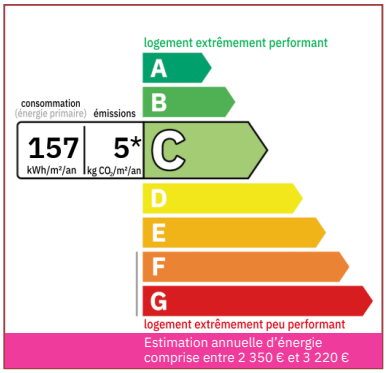
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Set on approximately 3000 m² of land, this pleasant property offers the best of both worlds: countryside living within the city, just 350 meters from the center of Sarlat. It comprises 187 m² of living space, 4 bedrooms, an office, a double

187 m² living

3 000 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

488 250 €

Agency fees: 5 % VAT included*
Price without fees: 465 000 €

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

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House built in 1937 with a 2007 extension.

First floor: (Accessible by car via a driveway at the top of the property)

Bright 33 sq m living/dining room with an inset fireplace, a large 24 sq m fully equipped kitchen with beautiful windows opening onto the terraces, swimming pool, and grounds, a 6 sq m library/office, and a master bedroom with an en-suite bathroom (shower and bathtub) and a large walk-in closet.

Upstairs:
Two bedrooms of 18 sq m and 11 sq m, a 3 sq m shower room, and a WC.

Ground floor: (Possibility of separate accommodation)

A 13 m² office/bedroom with French doors, a 9 m² guest bedroom with built-in wardrobe, a small shower room with WC, an 18 m² TV room with glass doors, a laundry room, a wine cellar, and access to the adjoining 38 m² double garage under the terrace. Access to the upper floor via stairs.

• Double glazing (Internorm, 2017)
• Electric heating + fireplace insert (Energy Performance Certificate C and A)
• Roof and insulation 15 years old
• Recent pool liner
* 38 m² double garage under the terrace (one with automatic door)









