Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9382 • House - Sarlat-la-Canéda •



DETAILS

Land surface: 15614 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Septic tank

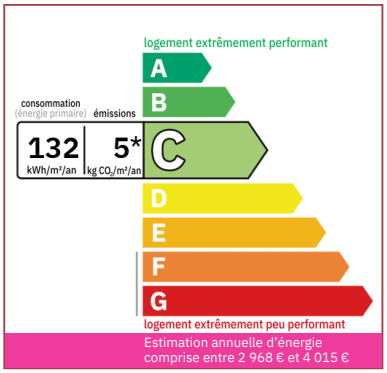
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 2009



South of Sarlat and close to a village with school and shops, traditional house of 260 m² with 5 bedrooms, 3 of which are on the ground floor, independent apartment with 1 bedroom, large insulated basement, land with swimming

233 m² living

15 614 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

497 000 €

Agency fees: 5,1 % VAT included*
Price without fees: 473 000 €

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

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• Description ref n°9382 •

House built in 2009, comprising on the ground floor (terrace level) an entrance hall of 6 m² with storage, a large living room of approximately 50 m² with an inset fireplace, a fitted kitchen of 15 m², a utility room/laundry room of approximately 5 m², a WC, three bedrooms of 12, 12, and 13 m² on the ground floor, and an 8 m² bathroom with shower and bathtub.

Upstairs, a landing of 6 m², a bedroom of 17 m², a bathroom of approximately 7 m² with WC, and a bedroom of approximately 22 m² with an adjoining storage room of approximately 20 m².

At the courtyard level, an insulated basement includes a garage of 100 m² with an automated door, and two workshop/storage rooms of 44 and 29 m².

Independent apartment comprising a living room of approximately 43 m² with an open-plan fitted kitchen, WC, a 12 m² bedroom with storage, and a shower room of approximately 4 m².

Electric underfloor heating (for the house) and electric convectors (for the apartment).
Double-glazed wooden windows.
Individual septic system.
10x5m chlorine swimming pool (installed in 2016) with a pool cover.
Detached carport with solar panels (used for the house's energy consumption plus an annual income of approximately €400).
Two 100,000L rainwater harvesting tanks.
Enclosed grounds with an electric gate, intercom, and wooded areas.









