

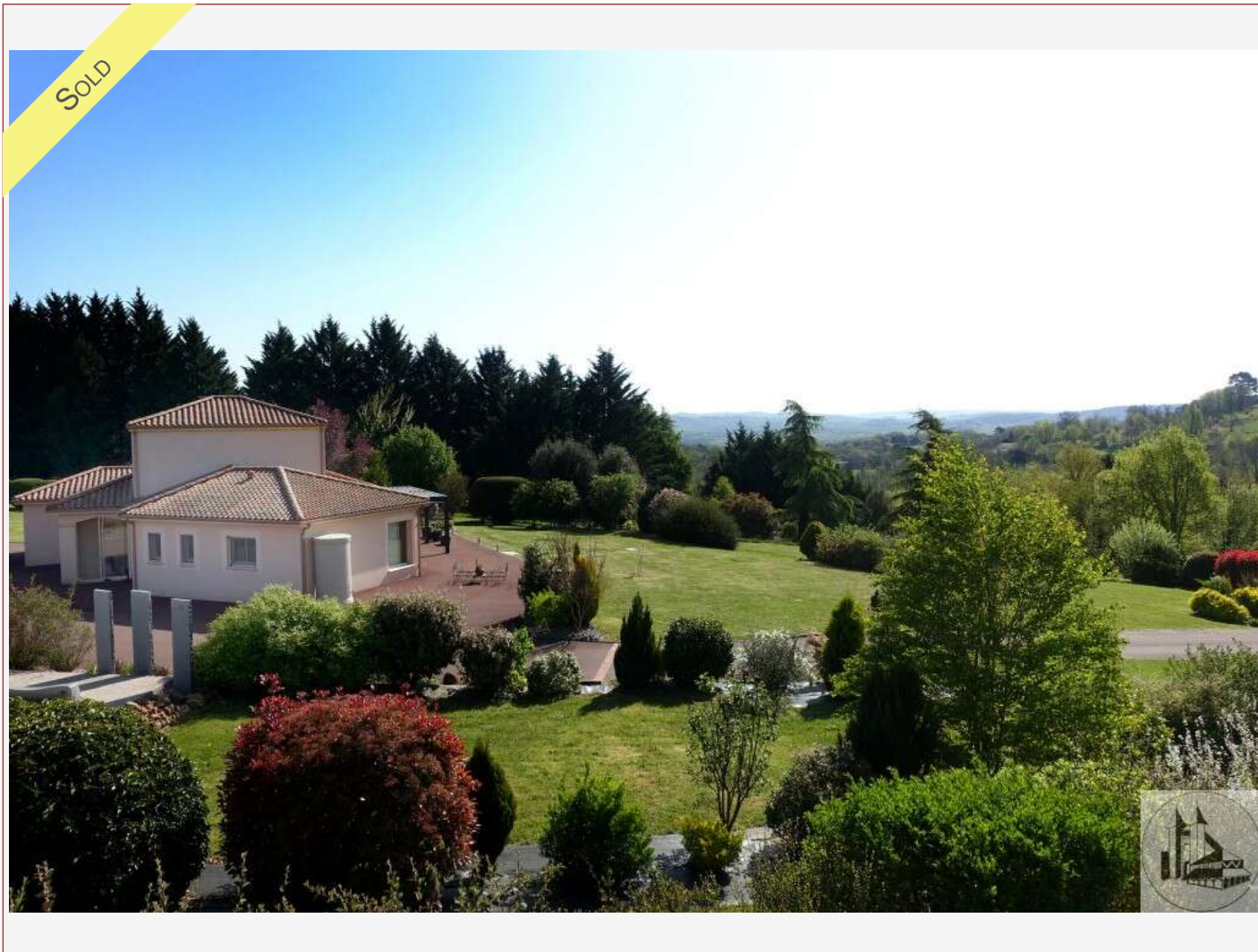


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2980

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 7500 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Electrique sol

**Drainage/sewage:** Pit all waters

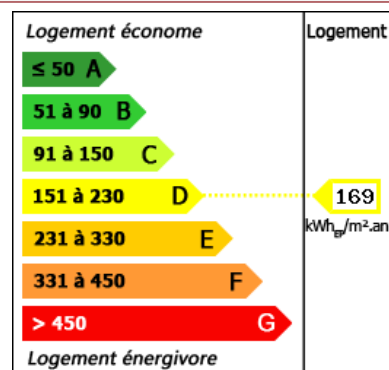
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2008



5 minutes from Sarlat, on a beautiful landscaped grounds of approximately 7500 m<sup>2</sup> with a view, house in perfect state in 2008, 4 bedrooms of which 2 are walk-in, 2 garages, swimming pool recent 10x4 with dome retractable

145 m<sup>2</sup> living

7 500 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

sarlat@valadie-immobilier.com

Price fees included

399 000 €

Agency fees: 5 % VAT included\*

Price without fees: 380 000 €

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



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## • Description ref n°2980 •

Input 14.29 m<sup>2</sup>, living room-stay of 44.74 m<sup>2</sup> floor to ceiling windows onto terrace, equipped kitchen with 10.60 m<sup>2</sup>, bedroom 1 of 14.52 m<sup>2</sup> with dressing room of 4.63 m<sup>2</sup>, bedroom 2 of 11.12 m<sup>2</sup>, bathroom 6.28 m<sup>2</sup> with Italian shower, clearance of 6.66 m<sup>2</sup>, WC.  
Upstairs : Bedroom 3 of 10 m<sup>2</sup>, bedroom 4 of 9,11 m<sup>2</sup>, shower room 4.84 m<sup>2</sup>, release 3,62 m<sup>2</sup>, WC.

Double glazing and mosquito net

Underfloor heating

tanks of recovery of rainwater

Pool of 2017 10x4 flat bottom 1.50 m, with dome retractable automated

Fenced and driveways coated

Large terrace with pergola aluminum bioclimatic

Electrical/ LED Lighting

1 attached garage

1 garage annex

