



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6990

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 6558 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

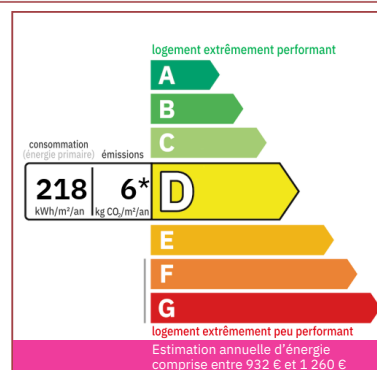
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



In the town of Carsac-Aillac and 5 km from Sarlat, on very pretty land of 6500 m<sup>2</sup>, pleasant house with 3 bedrooms (including 2 on one level) plus a small wooden frame annex, large swimming pool, carport.

110 m<sup>2</sup> living

6 558 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

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Price fees included

349 800 €

Agency fees: 6 % VAT included\*

Price without fees: 330 000 €

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





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## • Description ref n°6990 •

### Ground floor:

Bright living room of approximately 55 m<sup>2</sup> with living room, dining room, kitchen, insert fireplace, large openings onto the terrace and swimming pool area, bedroom 1 of 17 m<sup>2</sup>, bedroom 2 of 11.60 m<sup>2</sup>, bathroom/laundry room of 5.70 m<sup>2</sup>, WC.

### Upstairs :

Bedroom 3 of 17 m<sup>2</sup>.

- Habitable annex of approximately 20 m<sup>2</sup> with kitchenette, living room, bedroom on mezzanine, bathroom, dry toilet.
- 12.5x6 swimming pool (recent liner)
- Car shelters of approximately 40 m<sup>2</sup>

- \* Wood heating insert fireplace
- \* Recent double glazing joinery, exterior aluminum in interior oak
- \* Recent 100 mm exterior insulation + Red Cedar wood cladding.
- \* Fiber Internet

