



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8431

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 4198 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Pit all waters

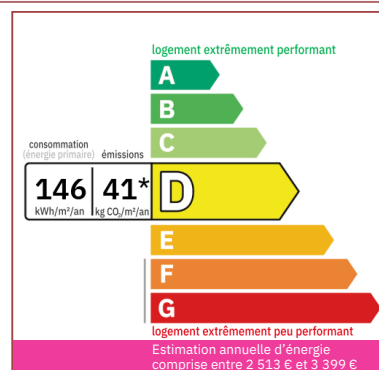
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** 204



2.5 km from Sarlat centre with countryside views, pleasant house from 2004, 4 bedrooms including 2 on the ground floor, office, fitted kitchen, pantry, large terrace, on a beautiful enclosed plot of 4000 m<sup>2</sup>. Infinity pool from 2017.

137 m<sup>2</sup> living

4 198 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

429 000 €

Agency fees: 4,6 % VAT included\*

Price without fees: 410 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°8431 •

### Garden level:

Entrance (6.20 m<sup>2</sup>), living room (38.16 m<sup>2</sup>) with terrace access, fitted kitchen (9.60 m<sup>2</sup>), pantry/boiler room (12 m<sup>2</sup>), office (8 m<sup>2</sup>), bedroom 1 (13.64 m<sup>2</sup>) with terrace access, bedroom 2 (11.48 m<sup>2</sup>), bathroom (7.6 m<sup>2</sup>) with shower and bathtub, WC.

Upstairs: landing (5 m<sup>2</sup>), bedroom 3 (14 m<sup>2</sup>) plus attic space converted into storage, bedroom 4 (12 m<sup>2</sup>) plus attic space converted into storage, shower room and WC (5 m<sup>2</sup>).

- Heated salt-water infinity pool (2017), electric roller shutter.
- Terrace of over 40 m<sup>2</sup>
- 4198 m<sup>2</sup> of land enclosed with welded panels and an electric gate with videophone.
- 2 Garden Sheds
- Attached shelters on screed
- Chicken coop
- Vegetable garden
- Oil-fired underfloor heating (wood stove or fireplace available)
- Individual sanitation system compliant
- 5 m<sup>3</sup> rainwater collection tank with pump

