



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8526

• House - Sarlat-la-Canéda •

EXCLUSIVE



DETAILS

Land surface: 6508 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Solar panels

Drainage/sewage: Septic tank

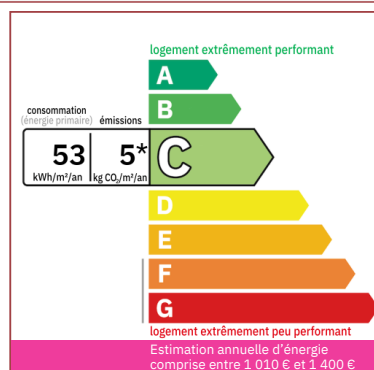
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: No

Built: 2008



Contemporary property of 237 m² of living space, in a commanding position with views, spacious rooms on one level, 4 bedrooms including 2 suites. An indoor swimming pool (5 x 10m), large terraces, garages and parking. Enclosed

237 m² living

6 508 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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Price fees included

676 000 €

Agency fees: 4 % VAT included*

Price without fees: 650 000 €

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



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• Description ref n°8526 •

Description

Contemporary home with indoor pool and enclosed grounds

House - Carsac - Aillac, Périgord Noir

Features: This property offers comfortable single-level living:

- Built in 2008
- Living area with mezzanine: approx. 90 sq m – Cathedral ceiling opening onto a covered terrace of approx. 40 sq m With a view
- Modern, bright, fully equipped kitchen with a pantry
- 4 bedrooms, including 2 en suite with shower room/WC and one en suite with shower room, bath/WC, and terrace with a view
- Ample storage – Separate laundry rooms
- Pool area with spacious decking, shower, and WC
- Utility room
- Cellar
- Garages – Automatic gates
- Carport

Features: Roller shutters, solar panel heating, two entrances to the property allowing easy exit without maneuvering

Outbuildings: Garages, cellar, workshop

Fenced 6,508 m² plot, landscaped with numerous plantings and flowerbeds.

Location: This property is situated in beautiful, verdant countryside in the commune of Carsac-Aillac, just 10 minutes from Sarlat with all amenities. Quiet, residential area. A89 motorway - Bordeaux 50 minutes, A20 motorway - Paris 20 minutes.

