

365 000 €

**Contact agency**

**Félix Immobilier La Médiévale**

4, place du 14 juillet

24200 Sarlat La Canéda

05 53 59 11 86 / felix-immobilier@orange.fr

**For sale house**

**6 rooms**

**Surface : 169 m<sup>2</sup>**

**Surface of the living : 65 m<sup>2</sup>**

**Surface of the land : 2077 m<sup>2</sup>**

**Year of construction : 2015**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, CALM

4 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

3 parkings

1 cellar

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

24/11/2024 - Prix T.T.C



**House 1-319 Vitrac**

Near Sarlat, Charming detached house ideally located in a quiet environment while offering proximity to the city. It has on one level a large kitchen open to the living/dining room, an office, 2 bedrooms with storage cupboards, a bathroom with walk-in shower, a separate toilet with washbasin and a laundry room for more convenience. Upstairs, there are 2 additional beautiful bedrooms with a bathroom with walk-in shower, heated towel rail and a WC. Several quality services are offered to you in this family home: the swimming pool, a large terrace with summer kitchen, double glazing, underfloor heating by aerothermal energy, a large garage, an automatic gate... All on a vast plot of 2077 m<sup>2</sup>.

**Fees and charges :**

365 000 € fees included

