

**365 000 €**

**Buying house**

**6 rooms**

**Surface : 169 m²**

**Surface of the living : 65 m²**

**Surface of the land : 2077 m²**

**Year of construction : 2015**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**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

13/11/2024 - 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 m².

**Fees and charges :**

365 000 € fees included

