

## Price on request

### Contact agency

**Félix Immobilier La Médiévale**

4, place du 14 juillet

24200 Sarlat La Canéda

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### For sale house

**7 rooms**

**Surface : 196 m²**

**Surface of the living : 57 m²**

**Surface of the land : 2765 m²**

**Year of construction : 2020**

**Exposition : Sud ouest**

**View : Campagne**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

### Features :

Gîte, Bedroom on ground floor, double glazing, ALARM, Laundry room, CALM

5 bedroom

3 terraces

1 bathroom

2 showers

3 WC

4 parkings

1 cellar

**Energy class (dpe) : A**

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

Document non contractuel

25/07/2025 - Prix T.T.C



## House 1\_361 Valojoulx

Located in the charming Périgord Noir, this modern and recent house offers beautiful features, perfect for a family, built on a large plot of 2765 m². It is located a short distance of 4 km from the town center of Montignac and amenities. The property includes an annex accommodation offering the possibility of rental income or establishing a home office for a liberal profession or teleworking. The ground floor comprises an entrance hall with a cloakroom, a separate toilet, a master suite and an office space. A double living room with an open fitted kitchen and central island, a storeroom giving access to the 34 m² covered terrace which connects the main house to the 27 m² studio/gîte which has its kitchen, shower room and toilet. Upstairs, you will find three spacious bedrooms, a bathroom with a shower, a bathtub and toilet, a beautiful dressing room as well as a laundry room and access to a generous 62 m² terrace. The house offers a storage/workshop area of 42 m² in the basement and a converted attic of 42 m² which can be used as a dormitory. Outside, a 12m² garden shed and a 14m² container workshop complete this property. There is ample parking space. The plot offers the possibility of installing a swimming pool, and the location for it is already landscaped. In addition, the house is equipped with a 10,000 litre rainwater recovery tank, air conditioning, an alarm system and has fibre optic connection.

Fees and charges :

