



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6858

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 2

**Type of heating:** Wood + Electric

**Drainage/sewage:** Everything in the sewer

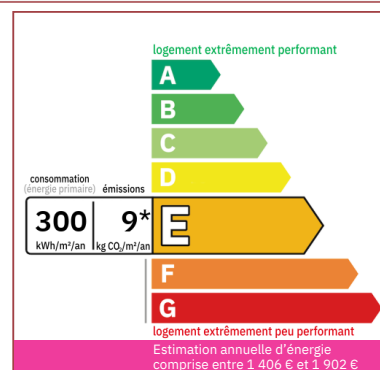
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



20km south of Sarlat, in a charming village of character with local shops, village house to restore of approximately 80 m<sup>2</sup> on 3 levels - Independent garage - Roof redone.

80 m<sup>2</sup> living

No field

- Sarlat -  
22 Avenue Thiers  
24200 Sarlat-la-Canéda  
Tel : 05 53 28 94 22  
sarlat@valadie-immobilier.com

Price fees included

78 000 €

Agency fees: 11,4 % VAT included\*  
Price without fees: 70 000 €

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





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## • Description ref n°6858 •

House composed on the ground floor, an entrance of 7.86 m<sup>2</sup>, a living room of 12.27 m<sup>2</sup> with fireplace, a kitchen of 9.95 m<sup>2</sup>, with pantry of 3.50 m<sup>2</sup>, toilet 4.21 m<sup>2</sup>.

On the first floor, landing of 5.78 m<sup>2</sup>, bedroom of 14 m<sup>2</sup> with dressing area, bedroom of 14.68 m<sup>2</sup>, bathroom of 4.68 m<sup>2</sup> with toilet.

Attic, 46 m<sup>2</sup> of convertible floor space.

Electric heating - Mains drainage - roof redone in 2022  
Independent, non-adjointing garage of 20 m<sup>2</sup>.

