

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 6889

• House - Sarlat-la-Canéda •



#### **DETAILS**

Land surface: 6005 m<sup>2</sup>

Number of bedrooms: 4

Number of levels: 1

Type of heating: GAZ DE VILLE + Clim réversible

**Drainage/sewage:** Septic tank

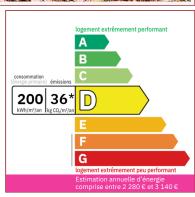
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

**Built:** 1980



In a town near Sarlat, house of approximately 179 m<sup>2</sup>, carefully renovated, combining character on the exterior and contemporary style on the interior, 4 bedrooms, full basement, land of 6005 m<sup>2</sup> including approximately 2500 m<sup>2</sup> Of

179 m<sup>2</sup> living

6 005 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers 24200 Sarlat-la-Canéda

Tel: 05 53 28 94 22 sarlat@valadie-immobilier.com

Price fees included

404 800 €

Agency fees: 5,1 % VAT included\*
Price without fees: 385 000 €

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

Non-binding document



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## • Description ref n°6889 •

House 7 km from Sarlat center, 4.5 km from a supermarket, less than 6 km from schools, middle and high schools.

### On the ground floor:

Entrance and hallway approximately  $6.5~\text{m}^2$ , living/dining room of  $35~\text{m}^2$  with fireplace and several openings onto the garden, recent fitted kitchen, bedroom 1 of  $13.85~\text{m}^2$ , bathroom of  $7.20~\text{m}^2$ , WC, laundry room.

### **Upstairs**:

Bedroom 2 of 15.50  $m^2$  with wardrobe, bedroom 3 of 15.40  $m^2$  with air conditioning, bedroom 4 of 10.65  $m^2$ , bathroom of 4  $m^2$ , WC.

Total basement of approximately 100 m² (including a games/billiards room of 24 m²)
Covered carport.

- Double-glazed aluminum carpentry.
- City gas heating + reversible air conditioning (2 bedrooms and living/dining room) + open fireplace.











