



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2272

• House - Sarlat-la-Canéda •

SOLD

## EXCLUSIVITÉ Valadié Immobilier



### DETAILS

**Land surface:** 1605 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2008

Logement économe

≤ 50 **A**

51 à 90 **B**

91 à 150 **C**

151 à 230 **D**

231 à 330 **E**

331 à 450 **F**

> 450 **G**

Logement énergivore

DPE en cours

A few minutes from a village with all commerce and schools, recent house of traditional construction, bright living room of 58 m<sup>2</sup> with open kitchen, 3 bedrooms including 1 storey, swimming pool on plot of land of 1595 m<sup>2</sup>.

159 m<sup>2</sup> living

1 605 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

**344 500 €**

Agency fees: 6 % VAT included\*

Price without fees: 325 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°2272 •

Entry of 10.65 m<sup>2</sup>, living area of 44.59 m<sup>2</sup> with fireplace, equipped kitchen of 14.02 m<sup>2</sup>, clearance of 4.80 m<sup>2</sup> with cupboards, room of 12.57 m<sup>2</sup> with cupboards, bathroom with Italian shower, bath and double sinks 7.56 m<sup>2</sup>, WC with lava hands of 1.78 m<sup>2</sup>, laundry room of 9.57 m<sup>2</sup>, garage of 24.73 m<sup>2</sup>

Upstairs : Address of 2.17 m<sup>2</sup>, a bedroom of 14.59 m<sup>2</sup>, WC 1.5 m<sup>2</sup>, bathroom of 5.21 m<sup>2</sup>, bedroom of 16.39 m<sup>2</sup> with dressing room and adjoining office/14 m<sup>2</sup>.

Swimming pool 10 x 5 chlorine-2009 - electric Heating on the ground - sanitation by septic tank

For more information :

[www.valadie-immobilier.com](http://www.valadie-immobilier.com)

Julie and Sébastien LESCURE

05.53.28.94.22

18 avenue Thiers 24200 Sarlat (near the entrance to the cinema Rex )

