



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3207

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 2740 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** AEROTHERMIE SOL

**Drainage/sewage:** Pit all waters

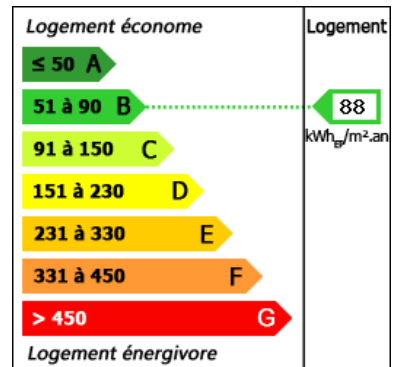
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**Built:** 2011



At about 7 min from Sarlat, in a dominant position house of 2011 of approximately 130 m<sup>2</sup>, 3 bedrooms and an office, bright living room of 50 m<sup>2</sup> with american kitchen, storeroom, garage, on 2740 m<sup>2</sup> of enclosed land .

140 m<sup>2</sup> living

2 740 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

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Price fees included

242 740 €

Agency fees: 6 % VAT included\*

Price without fees: 229 000 €

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



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## • Description ref n°3207 •

Entrance of 8 m<sup>2</sup> with large cupboard, living room of 40 m<sup>2</sup>, equipped kitchen of 11 m<sup>2</sup>, cellar of 8.40 m<sup>2</sup> and access to garage, 3 bedroom 12.70, 13.40 and 11 m<sup>2</sup>, office 8.30 m<sup>2</sup> bathroom of 8 m<sup>2</sup> with a large shower Italian, WC.

Adjoining Garage of 20 m<sup>2</sup>

Underfloor heating Aerothermie

Individual wastewater treatment in conformity.

