



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3614

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 305 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Electric

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified

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

Has 8 kilometres of Sarlat, in a small village with school and all shops, charming stone house, with living room, 2 bedrooms and 2 water points.

80 m<sup>2</sup> living

305 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

119 000 €

Agency fees: 7 % VAT included\*

Price without fees: 111 216 €

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



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## • Description ref n°3614 •

Entry of 6.94 m<sup>2</sup>, living room of 26.68 m<sup>2</sup> with fireplace, kitchen area of 3.05 m<sup>2</sup>, bedroom 12.70 m<sup>2</sup>, bathroom of 3.72 m<sup>2</sup> with wc.

Upstairs bedroom under roof of 9.50 m<sup>2</sup>, a water point with wc of 2.5 m<sup>2</sup>.

Electric heating - Sanitation-wastewater  
Joinery recent double glazing.

