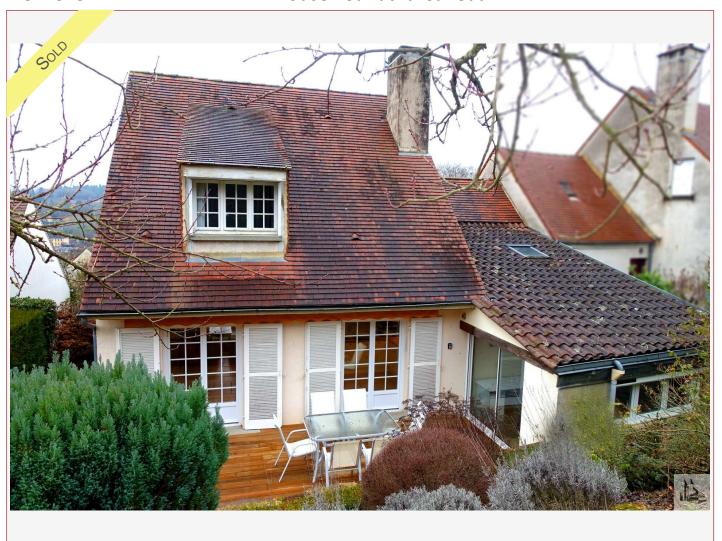


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 3794

• House - Sarlat-la-Canéda •



#### **DETAILS**

Land surface: 379 m<sup>2</sup>

Number of bedrooms: 4

Number of levels: 1

**Type of heating:** Gaz de ville chaudière de 2018

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

Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: No

**Built:** Not specified

Logement économe



151 à 230 D

231 à 330 E

331 à 450 F
> 450 G
Logement énergivore

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At 500 meters of the centre town, pleasant house with garden and a lovely terrace,

4 bedrooms including a walk-in with bay window on terrace and bathroom,

## 110 m<sup>2</sup> living

379 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

197 950 €

Agency fees: 7 % VAT included\*
Price without fees: 185 000 €

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

Non-binding document



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

### • Description ref n°3794 •

#### Ground floor:

Entry 4.65 m2 with cupboard, Wc 4 m2 with washbasin, living room of approximately 45 m2 with seating area, dining room and kitchen, access to terrace, walk-through 2 double glass doors, bedroom 1 of 23 m2 with shower room , access to terrace with bay window, utility room/boiler room 2.35 m2, clearance 4.25 m2 .

Upstairs: bedroom 2 (West) of 10.5 m2, bedroom 3 (East) of 10.5 m2, bedroom 3/Dressing room 9 m2, bathroom of 5.5 m2 with WC.

City Gas heating
Double glazing, partial
Component Electrical Part
Everything in The sewer











