



# 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

≤ 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

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



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## • Description ref n°3794 •

### Ground floor:

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

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

City Gas heating

Double glazing, partial

Component Electrical Part

Everything in The sewer

