



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3886

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 83 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Gas

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**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

At the heart of the medieval city, house of character to renovate on 3 levels, composed of a local independent (trade possible), and an apartment of 93 m<sup>2</sup> with 3 bedrooms.

141 m<sup>2</sup> living

83 m<sup>2</sup>

Non-binding document

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

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Price

99 000 €

The agency fees are entirely at the cost of the seller





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## • Description ref n°3886 •

Rez of street : local 27.97 m<sup>2</sup>, back-shop of 9.74 with corner kitchen, shower room of 5 m<sup>2</sup> with wc. Entrance to the apartment independent of 4.78 m<sup>2</sup>.

Has the floor : a stay of 27.97 with open fireplace, kitchen of 9.21 m<sup>2</sup>, bedroom of 10 m<sup>2</sup>, bathroom of 4.57 m<sup>2</sup> with wc.

On the second floor : palliate of 4.03 m<sup>2</sup>, bedroom 11 m<sup>2</sup>, shower room of 5.76 m<sup>2</sup> with wc and room 21.66 m<sup>2</sup>.

Gas heating of city - double glazing partial - connection to the sewage system.

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 )

