



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3894

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 895 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Fuel oil

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

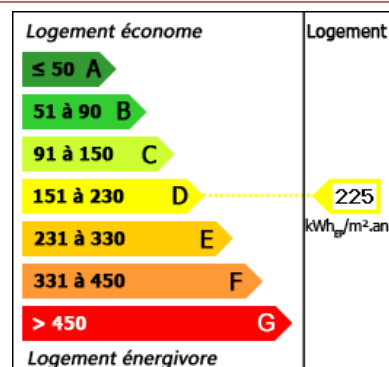
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** 1970



A 3 min from the centre of Sarlat, house in dominant position , 4 rooms , under total ground of 85 m<sup>2</sup> with garage and the possibility of an independent apartment, beautiful plot of 895 m<sup>2</sup> with trees and court.

85 m<sup>2</sup> living

895 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

167 990 €

Agency fees: 7 % VAT included\*

Price without fees: 157 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°3894 •

Entry 4.60 m<sup>2</sup> , dining room of 17 m<sup>2</sup> with access West terrace and living room of 9.10 m<sup>2</sup> access to terrace, kitchen of 10.70 m<sup>2</sup> access terrace, 3 rooms (12.4 - 9.30 am and 9 m<sup>2</sup> ) , bathroom of 5 m<sup>2</sup>, WC independent.

Basement total of 85 m<sup>2</sup> with a 4 th bedroom with independent entrance ( possibility of an independent accommodation ), garage/workshop .

Roof redone in 1999

Double Glazing( recent )

Everything has the sewer

Heating Fuel boiler Viessmann

For more information on [www.valadie-immobilier.com](http://www.valadie-immobilier.com)

Sébastien Lescure

Valadié Real Estate

18 Avenue Thiers

24200 Sarlat-la-Canéda

05.53.28.94.22

