



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4155

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 60 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**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

Near the center of Sarlat, shops on foot and with a lovely garden, nice town house of about 140 m, 3 bedrooms and other possibilities for additional rooms.

140 m<sup>2</sup> living

60 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

199 020 €

Agency fees: 7 % VAT included\*

Price without fees: 186 000 €

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





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## • Description ref n°4155 •

Ground floor: Entrance 6 m, Part1 11 menv (possible bedroom), Part2 of 11menv, boiler / laundry room of 10.5 m, cellar 5 m, piece3 15m (possible bedroom) .WC.1st floor: landing, lounge / dining room of 20 m with fireplace and access to balcony and garden, kitchen of 13 sqm, 12 sqm chambre1, Bathroom 6.5 m.2nd floor: Large landing 20m, 15m chambre2, chambre3 of 10 m, 4 water menv room.

