



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4340

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 2589 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** 1976

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

Quiet and less than 5 minutes from Sarlat center , home of walk-over-basement, 2 rooms, closed ground of 2589 m2, nice environment, renovated inside to provide,

75 m<sup>2</sup> living

2 589 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

129 000 €

Agency fees: 7,5 % VAT included\*

Price without fees: 120 000 €

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



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## • Description ref n°4340 •

Enter : 5.75 m<sup>2</sup>, kitchen of 8.85 m<sup>2</sup> about opening on terrace, back kitchen of 5.70 m<sup>2</sup>, living room of 18.20 m<sup>2</sup> with fireplace opening onto a veranda of about 6 m<sup>2</sup>, garden, 1 room of 10.50 m<sup>2</sup> and 2 bedroom 9.20 m<sup>2</sup>, bathroom of 4 m<sup>2</sup>, WC.

Basement :

- Garage 20 m<sup>2</sup>, cellar, shed and crawl space accessible .

Shelters of 19 m<sup>2</sup> and 12 m<sup>2</sup> in the field .

