

## 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

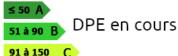
**Ground floor living:** Yes

Work needed: Second work

Fireplace: Yes closed hearth

**Built:** 1976

Logement économe



151 à 230 D

231 à 330 E

331 à 450 F > 450 G

Logement énergivore

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

Non-binding document



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### • Description ref n°4340 •

Enter: 5.75 m2, kitchen of 8.85 m2 about opening on terrace, back kitchen of 5.70 m2, living room of 18.20 m2 with fireplace opening onto a veranda of about 6 m2, garden, 1 room of 10.50 m2 and 2 bedroom 9.20 m2, bathroom of 4 m2, WC.

### Basement:

- Garage 20 m2, cellar, shed and crawl space accessible .

Shelters of 19 m2 and 12 m2 in the field.













