

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 4785

• House - Sarlat-la-Canéda •



#### **DETAILS**

Land surface: 9456 m<sup>2</sup>

Number of bedrooms: 2

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

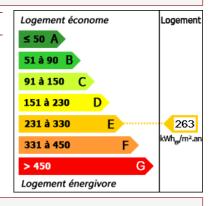
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes closed hearth

**Built:** Not specified



12 min South of Sarlat, a charming property with a renovated house of about 90 m2, a barn of about 40 m2 on the ground, offering expansion opportunities, field 9456 m2 with views of the countryside .

80 m<sup>2</sup> living

9 456 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

165 850 €

Agency fees: 7 % VAT included\*
Price without fees: 155 000 €

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

Non-binding document



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### • Description ref n°4785 •

#### Rez of garden:

Cellar of 55 m2.

Beautiful piece to live of character with exposed stones and beams of approximately 50 m2 (Living room with fireplace, dining room-kitchen), Storeroom, WC. Top floor(35m2 approximately with sloping ceilings): 2 rooms, a room water with WC, make-clearance.

Attached barn of about 40 m2 on the ground, usable on 2 levels.

Appenti wood adjacent to the barn.

Dependency-shelter gardens.

Double glazing

Heating clim reversible and chimney insert.











