



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4829

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 2922 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

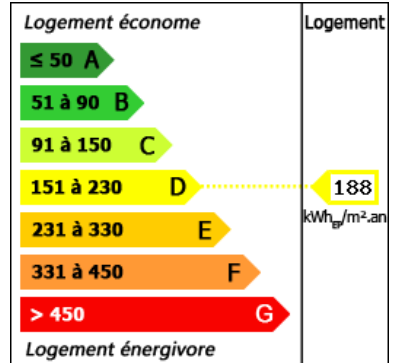
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2002



In a nice environment in dominant position, house in perfect condition , piece to living of 46 m<sup>2</sup> , veranda, 2 bedrooms(possibility of a third bedroom),attached garage of 30 m<sup>2</sup>, landscaped grounds of 2922 m<sup>2</sup> with

108 m<sup>2</sup> living

2 922 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

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Price fees included

197 950 €

Agency fees: 7 % VAT included\*

Price without fees: 185 000 €

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



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## • Description ref n°4829 •

Entry of 3.25 m<sup>2</sup>, WC 1.70, piece with living of 46 m<sup>2</sup> with living room, dining room and open kitchen, chimney insert, a veranda of approximately 20 m<sup>2</sup>, 1 room of 13 m<sup>2</sup>, bedroom 2 of 10.76 m<sup>2</sup>, bathroom of 6 m<sup>2</sup>, a release of 5 m<sup>2</sup>, garage of 30 m<sup>2</sup> communicating with the house, thus offering a possibility to create a third bedroom.

Heating : Electric radiator low consumption + fireplace insert .

Clim reversible

Electric shutters

Water softener

Shelters of garden type cottage

Shelter garage

