



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4873

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 385 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: POËLE A GRANULES ET ELECTRIQUE

Drainage/sewage: Septic tank

Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1960

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

To the South of Sarlat, is 450 metres from the village shops, nice house of 135 m² in a situation slightly dominant , with a nice enclosed garden of about 300 m², 3 rooms of which a parental room, garage, cellar.

135 m² living

385 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

sarlat@valadie-immobilier.com

Price fees included

212 930 €

Agency fees: 7 % VAT included*

Price without fees: 199 000 €

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



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• Description ref n°4873 •

DRC :

an entry (about 5 square meters) , a large kitchen with dining area (18 square meters) . 2 rear galley/Laundry (4) and (5 square meters). 1 living room (18 square metres). 1 hallway, 1 WC.

Has the floor :

2 rooms of 15 square meters, a bathroom with toilet (6 square meters). 1 master bedroom of about 30 m2 with bathroom and dressing room to develop.

1 attached garage of 25 square meters

1 cellar of 9 square meters.

- Loft insulation recent
- Joinery, Double glazing, recent
- Pellet stove recent
- VMC recent
- Sanitation personal (Connection to the sewage system coming soon)

Situation 10 min South of Sarlat

Villages with shops at walking distance, (Supermarket, Bakery, Bar / Tabac/Press, Restaurants, post Office, Pharmacies, Doctors, ATM ...) schools, primary &

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