



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4873

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 385 m<sup>2</sup>

**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 m<sup>2</sup> in a situation slightly dominant , with a nice enclosed garden of about 300 m<sup>2</sup>, 3 rooms of which a parental room, garage, cellar.

135 m<sup>2</sup> living

385 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

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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





# Agence Immobilière Valadié

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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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