



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4889

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 4262 m<sup>2</sup>

**Number of bedrooms:** 4

**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:** 1970

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

Less than 10 minutes from Sarlat, on a beautiful flat plot of land of 4262 m<sup>2</sup>, stone house to renovate of approximately 115 m<sup>2</sup>, 4 rooms, attached garage of approximately 40 m<sup>2</sup>. School and bakery in 2 min.

115 m<sup>2</sup> living

4 262 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

160 500 €

Agency fees: 7 % VAT included\*

Price without fees: 150 000 €

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





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## • Description ref n°4889 •

Entry and clearance 11.60 m<sup>2</sup>, kitchen of 14.50 m<sup>2</sup>, bright living room of 24.15 m<sup>2</sup> with fireplace insert, 4 bedrooms ( 13.90 m<sup>2</sup>, 14.15 m<sup>2</sup> 14.05 m<sup>2</sup>,14.32 m<sup>2</sup> ) , bathroom 6.80 M<sup>2</sup> with WC and an independent WC.

Attached Garage of approximately 40 m<sup>2</sup>.

\* Walk-in :

