



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4907

• House - Sarlat-la-Canéda •

SOLD



## DETAILS

**Land surface:** 403 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** GAZ DE VILLE

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified

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

Quiet and close to shops on foot, nice house of city restored with great care, garden of about 220 m<sup>2</sup>, living room of 45 m<sup>2</sup> with kitchen equipped, 3 rooms, laundry room, attic and independent workshop.

115 m<sup>2</sup> living

403 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

243 800 €

Agency fees: 6 % VAT included\*

Price without fees: 230 000 €

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



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## • Description ref n°4907 •

In rez of garden :

Entrance by a veranda of 6 m<sup>2</sup>, equipped kitchen of 10 m<sup>2</sup> open on living room/dining room of 36 m<sup>2</sup>, laundry room ( or input # 2), piece for an extra bedroom ( Reserve scheduled for a shower), WC.

A l' floor :

Level of 3.65 m<sup>2</sup>, a parental room of around 21 m<sup>2</sup> with bathroom and dressing room and a terrace suspended, a room of 11.26 m<sup>2</sup>, a room of 10.20 m<sup>2</sup>.

-Attic total usable

- Dependency workshop/storeroom of about 10 m<sup>2</sup>

- Recent Double-glazing

- City Gas heating recent

- Roof recent

- Electricity recent

- Plaquoplatre, paint, floor, recent...etc

-Everything in the sewer

For any additional information

Julie & Sébastien LESCURE

Agence Valadié real estate Sarlat

