



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4993

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 5592 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

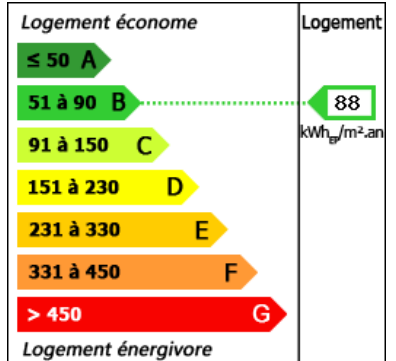
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2001



A few minutes from a village with shops, in a beautiful wooded environment, lovely wooden house with 3 bedrooms, including 1 on the ground floor, and its independent gîte with 1 bedroom.

119 m<sup>2</sup> living

5 592 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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Price fees included

286 200 €

Agency fees: 6 % VAT included\*

Price without fees: 270 000 €

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





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## • Description ref n°4993 •

Residential house : living Room of 29.62 m<sup>2</sup> with wood stove , open kitchen of 7.67 m<sup>2</sup>, clearance of 1 m<sup>2</sup>, room of 11.79 with release of 5.88 m<sup>2</sup>, bathroom of 8.01 m<sup>2</sup> with double washbasin, WC 1.5 m<sup>2</sup>.

Upstairs : Address of 7 m<sup>2</sup>, 2 rooms of 16.75 m<sup>2</sup>, and 16.92, one with en-suite bathroom and WC.

Boiler-room of 6.75 m<sup>2</sup>, storage room 6.72 m<sup>2</sup>.

Gîte : living room of 28.91 m<sup>2</sup> with open kitchen, bedroom of 19.15 m<sup>2</sup>, room water with WC of 4.71 m<sup>2</sup>.

For the main house - green Roof on part of the home - hot water tank powered by solar panels and by the fuel and wood Heating fuel construction in 2001 - central Vacuum.

Terrain de 5500 m<sup>2</sup> - 2 consolidations individual

