



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5081

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 1006 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**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

10 minutes from Sarlat, charming house in stone, living room and kitchen full of character , 3 bedrooms and a bathroom, on beautiful wooded grounds. Barn to restore.

105 m<sup>2</sup> living

1 006 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

222 600 €

Agency fees: 6 % VAT included\*

Price without fees: 210 000 €

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





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## • Description ref n°5081 •

Entry of 4.08 m<sup>2</sup> with cupboards, kitchen of 18.60 m<sup>2</sup>, cellar 4.46 m<sup>2</sup>, living room of 30 m<sup>2</sup> with old fireplace, open Workshop - wc 3.38 m<sup>2</sup>.

Has the floor - offset of 4.94 m<sup>2</sup>, bedroom 12.50 m<sup>2</sup>, bathroom 4.72 m<sup>2</sup>, wc 1.5 m<sup>2</sup>.

Attic - 2 rooms of 9.90 and 9.46 m<sup>2</sup>, including a pass-through.

Small outbuilding adjoining stone barn which is not attached 30 m<sup>2</sup> on the ground to restore.

Electric heating with radiators inertia.

For all additional information : [www.valadie-immobilier.com](http://www.valadie-immobilier.com)

Julie & Sébastien LESCURE

Agence Valadie real estate Sarlat 05.53.28.94.22

