

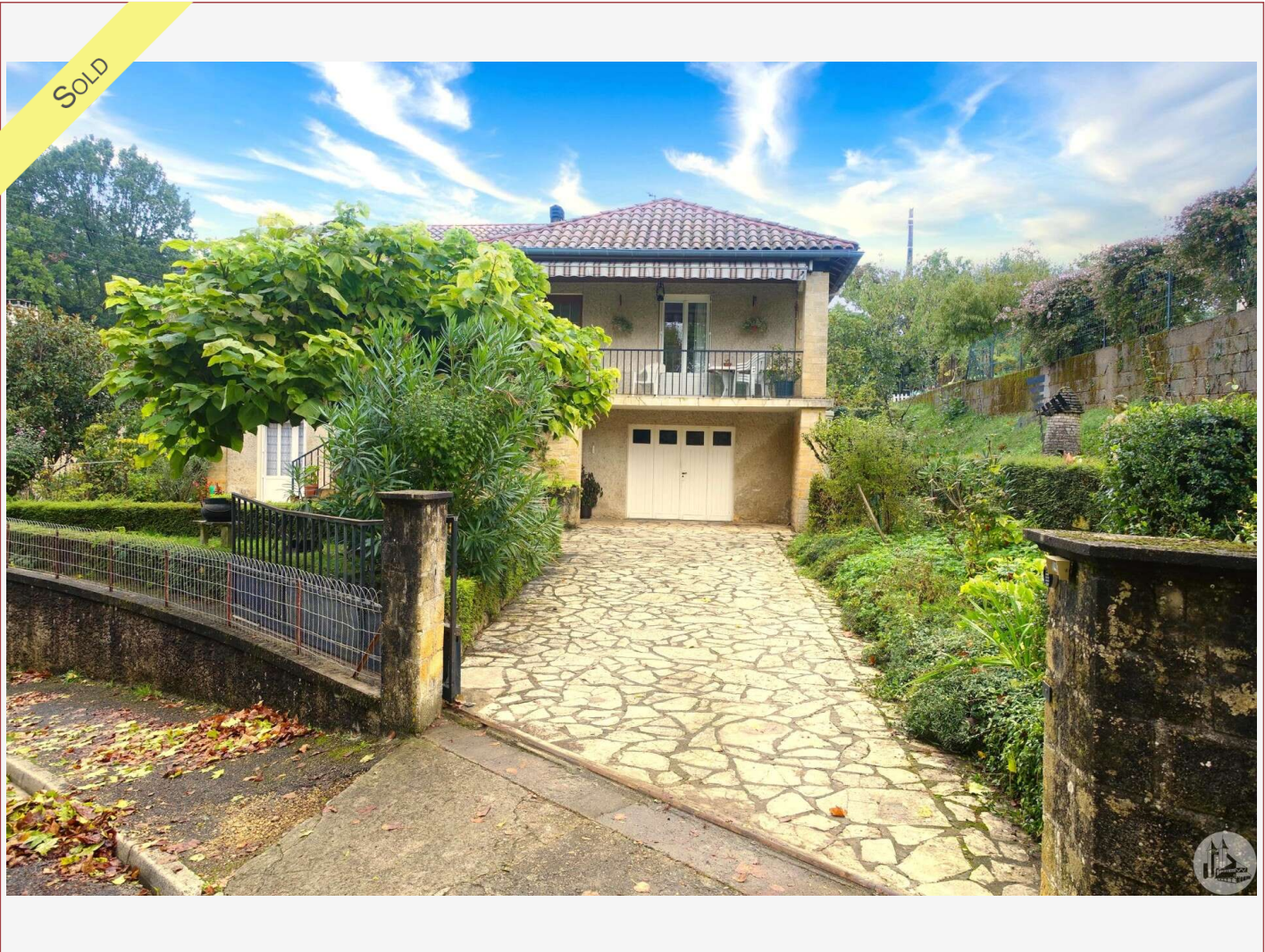


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5265

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 795 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Fuel oil

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

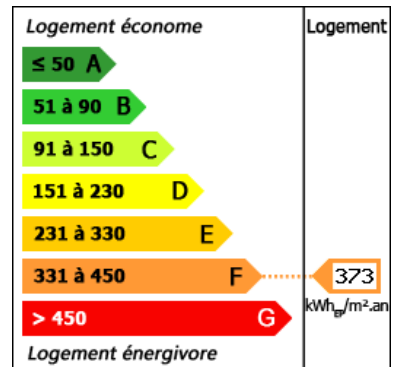
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** Not specified



A few minutes from the center of Sarlat, house of about 100 m<sup>2</sup>, on basement, 6 bedrooms in total (Possibility of a separate apartment), garage, 795 m<sup>2</sup> plot of land with garden.

100 m<sup>2</sup> living

795 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

176 550 €

Agency fees: 7 % VAT included\*

Price without fees: 165 000 €

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



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## • Description ref n°5265 •

### Upstairs :

Entrance and hall of around 10 m<sup>2</sup>, living / dining room of around 35 m<sup>2</sup>, furnished kitchen of 12 m<sup>2</sup>, 3 bedrooms (9 m<sup>2</sup>-10 m<sup>2</sup>-10.75 m<sup>2</sup>), shower room, 4 m<sup>2</sup>.

### Basement :

Garage of approximately 54 m<sup>2</sup>, and 40 m<sup>2</sup> converted into 3 bedrooms, bathroom. (Possibility of transforming into an apartment with independent entrance).

- Double glazing upstairs
- Fuel heating (city gas possible)
- Roof covering in 2006
- New hot water tank.
- Mains drainage

### For more information :

[www.valadie-immobilier.com](http://www.valadie-immobilier.com)

Julie and Sébastien LESCURE

05.53.28.94.22

18 avenue Thiers 24200 Sarlat (Next to the entrance to the Rex cinema)

