

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 5501

• House - Sarlat-la-Canéda •



## **DETAILS**

Land surface: 1545 m<sup>2</sup>

Number of bedrooms: 3

Number of levels: 0

Type of heating: Fuel oil

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

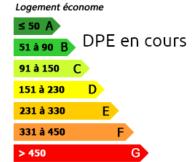
Swimming pool: No

**Ground floor living:** Yes

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

**Built:** 1974



Logement énergivore

Near Sarlat center, renovated house, on one level of approximately 76 m<sup>2</sup> on full basement with garage, living room with fireplace, fitted kitchen, 3 bedrooms. Land 1545 M<sup>2</sup>.

76 m<sup>2</sup> living

1 545 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

181 900 €

Agency fees: 7 % VAT included\*
Price without fees: 170 000 €

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

Non-binding document



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## • Description ref n°5501 •

Entrance 4.70, Living-dining room 27 m<sup>2</sup>, fitted kitchen of 10.70, 3 bedrooms (12.8 m<sup>2</sup>, 10.70 m<sup>2</sup>, 9 m<sup>2</sup>), bathroom 4.5 m<sup>2</sup> (new) with walk-in shower and double sink. WC. Clearance

Total basement of approximately 100 m<sup>2</sup>.

- -Double glazing
- -Fuel heating (Boiler from 2013)
- -Everything in the sewer.













