



# 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 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

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



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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.

