



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5715

• House - Sarlat-la-Canéda •

SOLD



## DETAILS

**Land surface:** 2199 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Pit all waters

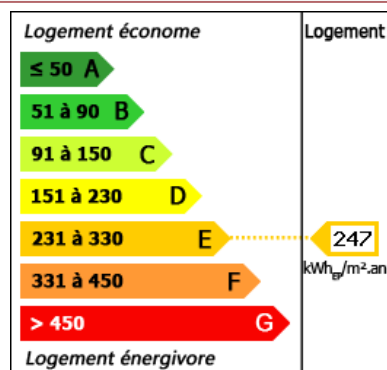
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



In a town near Sarlat, single storey house (+ large mezzanine), approximately 157m<sup>2</sup>, pleasant bright living room, 3/4 bedrooms including a master bedroom with bathroom, flat and enclosed land of 2199 m<sup>2</sup>.

157 m<sup>2</sup> living

2 199 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

238 500 €

Agency fees: 6 % VAT included\*

Price without fees: 225 000 €

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





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## • Description ref n°5715 •

Entrance and living room 41 m<sup>2</sup>, dining room veranda and fitted kitchen 35.5 m<sup>2</sup>, master bedroom of 12 m<sup>2</sup> with a bathroom of 7.30 m<sup>2</sup>, laundry room 9.20 m<sup>2</sup>, WC- Bedroom 2 of 10.80 m<sup>2</sup>, bedroom 3 of 11.05 m<sup>2</sup>, shower room of 4.70 m<sup>2</sup>, WC.

Mezzanine (office or bedroom) of around 25 m<sup>2</sup>

Electric heating and insert fireplace

Compliant individual sanitation

School bus stop nearby.

5 minutes from all shops

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)

