



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5734

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 2297 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** CLIM REVERSIBLE

**Drainage/sewage:** Septic tank

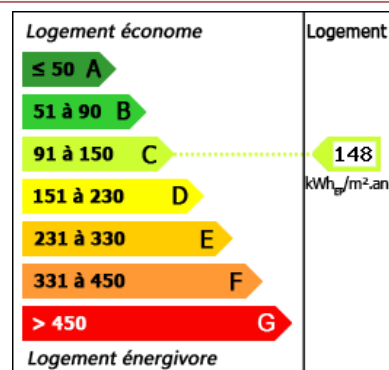
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**Built:** 2003



At the gates of Sarlat, 2003 house of approximately 82 m<sup>2</sup> on one level, on full basement, living room of approximately 42m<sup>2</sup> with fitted kitchen, 3 bedrooms, garage, 2297 m<sup>2</sup> of enclosed land.

82 m<sup>2</sup> living

2 297 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°5734 •

Garden level - living room of approximately 42 m<sup>2</sup> with fitted kitchen from 2016, hallway of 3.58 m<sup>2</sup>, 3 bedrooms of 10.34, 10.23, 10.39, with storage in each bedroom, bathroom of 4.50 m<sup>2</sup>, wc 1.5 m<sup>2</sup>.

Full basement with garage - heating by reversible air conditioning - hot water tank from 2018 - water softener - underground rainwater tank with pump from 2021.

For more information: <https://valadie-immobilier.com/fr/biens/fiche/5358>

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

Julie and Sébastien LESCURE

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

