



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5777

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 797 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Plancher chauffant pompes à chaleur

**Drainage/sewage:** Septic tank

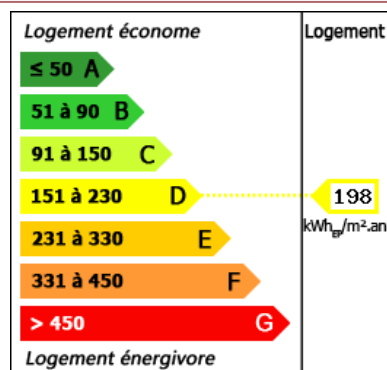
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



In a charming hamlet, stone house of approximately 100 m<sup>2</sup>, beautiful living room of 60 m<sup>2</sup> with its open kitchen, 2 bedrooms and 1 office, pretty landscaped enclosed garden, covered terrace, adjoining car port.

102 m<sup>2</sup> living

797 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  
**222 600 €**

Agency fees: 6 % VAT included\*  
Price without fees: 210 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°5777 •

On the garden level, entrance hall, kitchen of 12.18 m<sup>2</sup>, shower room of 4.71 m<sup>2</sup>, living / dining room of 48.35 m<sup>2</sup> with insert fireplace.

Upstairs, landing of 3.72 m<sup>2</sup>, 2 bedrooms of 10 and 9 m<sup>2</sup>, office / bedroom of 8 m<sup>2</sup>, bathroom with bathtub of 5 m<sup>2</sup>, wc 1.5 m<sup>2</sup>.

Covered terrace - Adjoining carport

Double glazing in 2014

Heating by heat pumps in 2018.

