



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5918

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 999 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

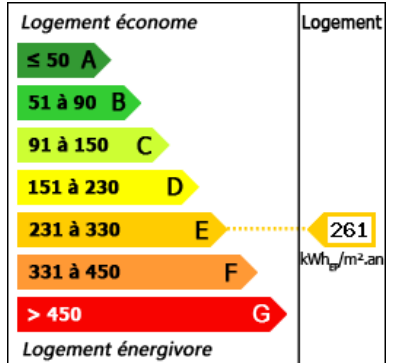
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



10 minutes South of Sarlat , in a quiet location in a very pleasant environment and has 1.7 min from a village with shops, house in very good state, 2 rooms, swimming pool, 2015 pool, garage, closed ground of 999 m<sup>2</sup> .

60 m<sup>2</sup> living

999 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

180 500 €

Agency fees: 6,2 % 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°5918 •

### Walk-in:

Kitchen dining room of around 19 m<sup>2</sup> with wood stove Godin, lounge 10 m<sup>2</sup>, 1 room of 12.5 m<sup>2</sup> with bathroom and WC, 2 bedroom of 8.5 m<sup>2</sup> with wardrobe, shower room and WC of about 6 m<sup>2</sup>. Laundry approximately 3.5 m<sup>2</sup>.

Attached Garage of 16 m<sup>2</sup> in a cinder-block and wooden cladding .

Heated pool for 2015 and shed/summer kitchen  
Ground closed and sported of 999 m<sup>2</sup>.

Village with shops 2 min, Supermarket, Post office, Bar/Tabac, Pharmacy, Bakery, Butcher, Doctors...etc  
Schools, Bike path, playground children.

