



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6003

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 3513 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** FUEL ET CHEMINÉE BOIS

**Drainage/sewage:** Septic tank

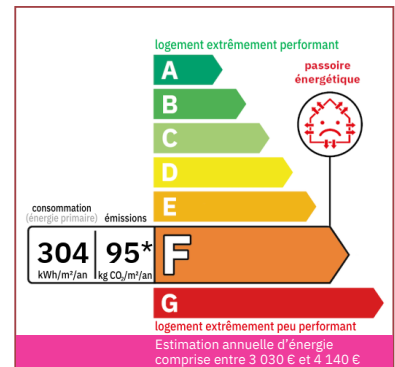
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



In a quiet area, 3 km from the centre of Sarlat and 1 km from shops, on a lovely wooded plot of 3500 m<sup>2</sup>, Périgourdine house of around 126 m<sup>2</sup>, 4 bedrooms including 2 on one level, wooden lean-to shelters, garage, cellar, interior

130 m<sup>2</sup> living

3 513 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

275 600 €

Agency fees: 6 % VAT included\*

Price without fees: 260 000 €

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





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## • Description ref n°6003 •

### Courtyard level:

Entrance, living room of 54 m<sup>2</sup> currently being renovated m<sup>2</sup>, 2 bedrooms, an office of 4.60 m<sup>2</sup>, shower room of 3.25 m<sup>2</sup>, WC.

### Upstairs:

Bedroom 3 of 16 m<sup>2</sup> + cupboards, bedroom 4 of 13.40 m<sup>2</sup> + cupboards, bathroom of 5 m<sup>2</sup>, landing of 2.60 m<sup>2</sup>.

- Fuel heating + open fireplace
- Double glazing

