

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6197

• House - Sarlat-la-Canéda •



DETAILS		Logement économe Logement
Land surface: 4019 m ²	Swimming pool: No	≤ 50 A 51 à 90 B
Number of bedrooms: 4	Ground floor living: No	91 à 150 C
Number of levels: 1	Work needed: No work	151 à 230 D
Number of levels. 1		231 à 330 E
Type of heating: Electric	Fireplace: Yes open hearth	331 à 450 F
Drainage/sewage: Septic tank	Built: 1985	> 450 G Logement énergivore

5 min from Sarlat center, in a dominant position with view, beautiful traditional construction, on full basement, approximately 200 m² of living space, living room of 58 m², 4 bedrooms, motorhome shelter, landscaped grounds of 4000

192 m² living

4 019 m²

Non-binding document

- Sarlat -22 Avenue Thiers 24200 Sarlat-la-Canéda Tel : 05 53 28 94 22 sarlat@valadie-immobilier.com Price fees included 474 000 €

Agency fees: 5,3 % VAT included* Price without fees: 450 000 € *The agency fees are entirely at the co

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°6197 •

Entrance of approximately 5.30 m^2 in the tower, beautiful living/dining room of 58 m^2 in stone and exposed beams and fireplace, access to the dominant terrace, hall and hallway of 7.50 m^2 , kitchen of 25 m^2 , bedroom 1 of 18 m^2 , bathroom 7.5 m^2 with shower and bath, separate WC.

Upstairs :

Landing of around 11 m², bedroom 2 of 16 m², bedroom 3 of 16 m², bedroom 4 of 11, shower room in the tower, separate WC. Usable attic of about 40 m².

Total basement of approximately 170 m² (Garage, workshop, cellar, etc.) Motorhome shelters

Landscaped Land

Swimming pool area (dedicated space with water supply and electricity)

City gas possible (box and arrival planned in the basement)











