



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6226

• House - Sarlat-la-Canéda •

SOLD



## DETAILS

**Land surface:** 2971 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Sol électrique

**Drainage/sewage:** Pit all waters

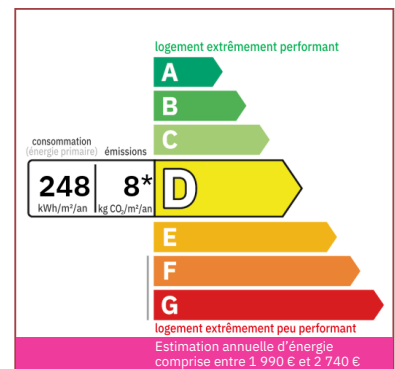
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2001



5 minutes from Sarlat center, pleasant house with 4 bedrooms, 1 of which is on one level, living rooms of 51 m<sup>2</sup>, laundry room, large sheltered terrace of 75 m<sup>2</sup> with views of the countryside, 1 outbuilding, enclosed grounds of 2971 m<sup>2</sup>.

145 m<sup>2</sup> living

2 971 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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Price fees included

296 500 €

Agency fees: 5,9 % VAT included\*

Price without fees: 280 000 €

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



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## • Description ref n°6226 •

### Ground floor :

Dining room of 27 m<sup>2</sup> opening onto a living room of 24 m<sup>2</sup>, kitchen of 13.50 m<sup>2</sup>, pantry / laundry room of 4.65 m<sup>2</sup>, bedroom 1 of 11.45 m<sup>2</sup>, bathroom of 6.15 m<sup>2</sup>.

### Upstairs :

3 bedrooms of 15.15 m<sup>2</sup>, 14.85 m<sup>2</sup>, 11.80 m<sup>2</sup> respectively, a bathroom of 8.25 m<sup>2</sup> with WC.

-Terrace of 75 m<sup>2</sup> largely covered.

- Outbuilding: 22 m<sup>2</sup> in 2 furnished rooms (storage room / workshop and cellar)

### For more information :

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

Julie and Sébastien LESCURE

05.53.28.94.22

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

