



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6390

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 895 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Poêle à granulés et électrique

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1970

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

3 minutes from the center of Sarlat, renovated house in a dominant position, 3 bedrooms, total basement of 85 m<sup>2</sup> with garage and the possibility of an independent apartment, pretty grounds of 895 m<sup>2</sup> with undergrowth and

85 m<sup>2</sup> living

895 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

233 200 €

Agency fees: 6 % VAT included\*

Price without fees: 220 000 €

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



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## • Description ref n°6390 •

Entrance 4.60 m<sup>2</sup>, living room of 37 m<sup>2</sup> with pellet stove, open fitted kitchen with access to East and West terrace, 3 bedrooms (12.4 - 9.30 and 9 m<sup>2</sup>), bathroom of 7m<sup>2</sup>, Independent WC.

Total basement of 85 m<sup>2</sup> with a 4th bedroom with independent access (possibility of creating independent accommodation), garage/workshop.

Roof redone in 1999

Double Glazing ( recent )

Everything down the drain

Heating with 2020 pellet stove and electric inertia convectors.

Complete overhaul of electricity, plumbing and VMC

