



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6390

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 895 m²

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 m² with garage and the possibility of an independent apartment, pretty grounds of 895 m² with undergrowth and

85 m² living

895 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

sarlat@valadie-immobilier.com

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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Entrance 4.60 m², living room of 37 m² with pellet stove, open fitted kitchen with access to East and West terrace, 3 bedrooms (12.4 - 9.30 and 9 m²), bathroom of 7m², Independent WC.

Total basement of 85 m² 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

