



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6457

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 942 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Gas

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

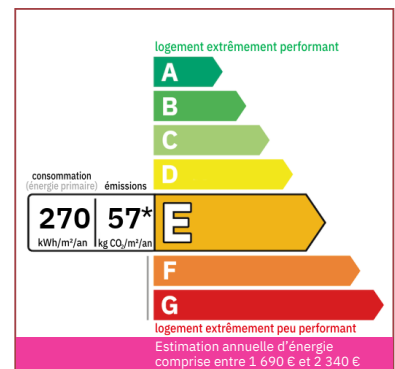
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** 1967



3 km from the center of Sarlat and 1 km from the shops, house of 95 m<sup>2</sup> living space, 3 bedrooms, 125 m<sup>2</sup> basement with garage, charming flat and enclosed garden of 942 m<sup>2</sup>.

94 m<sup>2</sup> living

942 m<sup>2</sup>

Non-binding document

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

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Price fees included

249 100 €

Agency fees: 6 % VAT included\*

Price without fees: 235 000 €

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



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## • Description ref n°6457 •

Entrance of around 4 m<sup>2</sup> leading to a bright living/dining room of 23 m<sup>2</sup>, kitchen of 11.35 m<sup>2</sup>, pantry of 2.10 m<sup>2</sup> and basement access, bedroom 1 of 13 m<sup>2</sup>, bedroom 2 of 10.2 m<sup>2</sup>, bedroom 3 of 12 m<sup>2</sup>, shower room of 7 m<sup>2</sup>, separate WC, hallway of 3 m<sup>2</sup>.

- Double glazing (2019)
- City gas heating (Boiler of 2020)
- Insulated attic
- \* Sarlat Bus stop 100 meters away.

