



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6467

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 1553 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Sol par pompes à chaleur

**Drainage/sewage:** Pit all waters

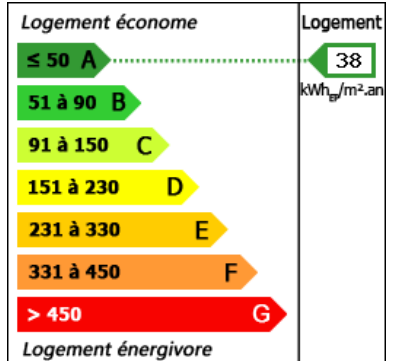
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**Built:** 2017



12 km from Sarlat and 4.5 km from a village with shops, 2017 house on one level, 113 m<sup>2</sup> living space, living room of 46 m<sup>2</sup>, 3 bedrooms and an office, adjoining garage, flat land of 1553 m<sup>2</sup>.

113 m<sup>2</sup> living

1 553 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

265 000 €

Agency fees: 6 % VAT included\*

Price without fees: 250 000 €

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



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## • Description ref n°6467 •

Living room of 46.32 m<sup>2</sup> with lounge/dining room/equipped kitchen, storeroom of 7.10 m<sup>2</sup> with adjoining garage access, bedroom 1 of 11.97 m<sup>2</sup>, bedroom 2 of 10.7 m<sup>2</sup>, bedroom 3 of 11.94 m<sup>2</sup>, shower room of 5.12 m<sup>2</sup>, separate WC, office/extra bedroom 4 of 8.45 m<sup>2</sup> + shower room/wc of 4.44 m<sup>2</sup>, Attached garage of 22.94 m<sup>2</sup>.

Centralized suction.

Electric shutters.

Water softener.

Floor heating by heat pump.

Compliant individual sanitation.

Property tax 892.00 €

Julie & Sebastien LESCURE

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05.53.28.94.22

