



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6526

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 411 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** GAZ DE VILLE

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

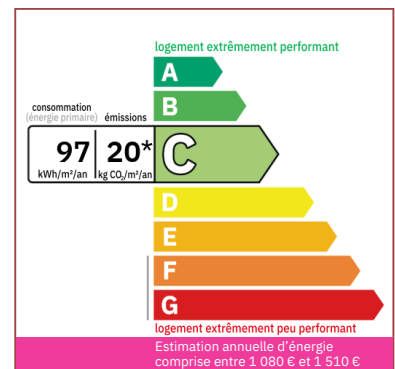
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1800



500 meters from the historic center of Sarlat, renovated house with 4 bedrooms (or 3 bedrooms and an independent apartment), living room of 53 m<sup>2</sup>, courtyard with carport, parking, workshop, outbuilding housing an indoor

154 m<sup>2</sup> living

411 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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Price fees included

446 250 €

Agency fees: 5 % VAT included\*

Price without fees: 425 000 €

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



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## • Description ref n°6526 •

On the ground floor:

Entrance of 2.80 m<sup>2</sup>, living room of around 53 m<sup>2</sup> composed of a living/dining room with fireplace, bay window with brick partition onto the courtyard, as well as a fitted kitchen with glass door onto the courtyard, WC, a bedroom of 12.60 m<sup>2</sup>, bathroom of 3.10 m<sup>2</sup> with WC. (This bedroom can be separated and form an independent apartment with the kitchen/living room on the upper level).

Upstairs:

A parental suite of 25.70 m<sup>2</sup> with bedroom, dressing room, shower room and WC. two other bedrooms of 12 m<sup>2</sup>, bathroom of 5.15 m<sup>2</sup> with WC. Attic access.

(+ a living room of about 22 m<sup>2</sup> with kitchen, living room constituting an apartment with the bedroom on one level).

Last stage :

Total usable attic

- Adjoining outbuilding with laundry room, and housing an indoor swimming pool/balneotherapy.
- Detached outbuilding of the "tobacco dryer" type comprising a carport, a workshop, and a 40 m<sup>2</sup> room upstairs.

