

## 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

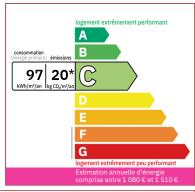
Swimming pool: Yes

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

Tel: 05 53 28 94 22 sarlat@valadie-immobilier.com

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

Non-binding document



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## • Description ref n°6526 •

## On the ground floor:

Entrance of 2.80 m², living room of around 53 m² 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 m², bathroom of 3.10 m² 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  $\text{m}^2$  with bedroom, dressing room, shower room and WC. two other bedrooms of 12  $\text{m}^2$ , bathroom of 5.15  $\text{m}^2$  with WC. Attic access.

(+ a living room of about 22 m² 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 m² room upstairs.











