



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6546

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 7451 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

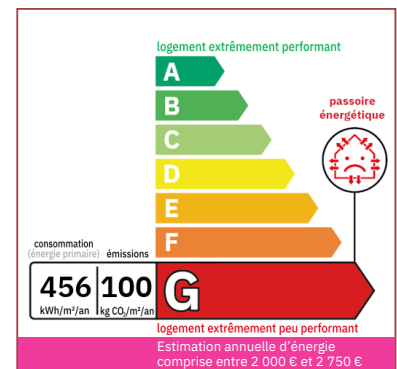
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** No

**Built:** Not specified



2.5 km from Sarlat center and 1 km from the first shops, in a slightly dominant position, house to renovate with 2 bedrooms (3 possible), an outbuilding/shed, on pretty grounds of over 7000 m<sup>2</sup>.

70 m<sup>2</sup> living

7 451 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

149 000 €

Agency fees: 6,4 % VAT included\*

Price without fees: 140 000 €

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



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## • Description ref n°6546 •

Entrance veranda 12.35 m<sup>2</sup>, kitchen 15 m<sup>2</sup>, living/dining room 15 m<sup>2</sup>, bedroom 1 15 m<sup>2</sup>, bedroom 2 15 m<sup>2</sup>, shower room 4.30 m<sup>2</sup>, WC.

Total attic partly exploitable for the possible creation of an additional bedroom. Total cellar + adjoining cellar/shelter. Large hangar of around 90 m<sup>2</sup>.

Land of 7451 m<sup>2</sup>, with fruit trees, meadows...

