



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6685

• House - Sarlat-la-Canéda •

SOLD



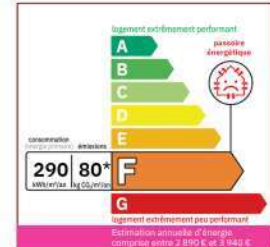
## Agence Immobilière Valadié

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• Maison - Sarlat-la-Canéda •

Prix honoraires inclus  
212 000 €



130 m<sup>2</sup> hab.  
—  
772 m<sup>2</sup>

Au cœur de la vallée de la Dordogne, dans un village classé, proche d'une école et des commerces, maison de caractère à rénover de 160 m<sup>2</sup> environ, 3 chambres, combles aménageables, jardin calme et verdoyant.

Honoraires: 6 % TTC\*  
Prix hors honoraires d'agence: 200 000 €, \*Les honoraires d'agence seront intégralement à la charge de l'acquéreur

Document non contractuel



### DETAILS

Land surface: 772 m<sup>2</sup>

Number of bedrooms: 3

Number of levels: 2

Type of heating: Fuel + Bois

Drainage/sewage: Everything in the sewer

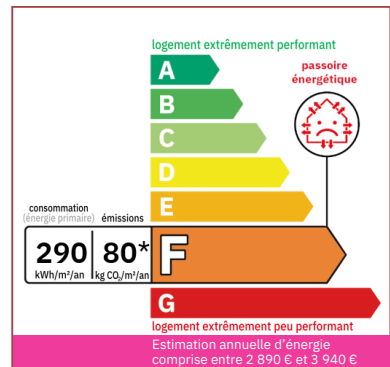
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified



In the heart of the Dordogne valley, in a listed village, close to a school and shops, character house to renovate of approximately 160 m<sup>2</sup>, 3 bedrooms, convertible attic, quiet and green garden.

130 m<sup>2</sup> living

772 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

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Price fees included

212 000 €

Agency fees: 6 % VAT included\*

Price without fees: 200 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°6685 •

In a very quiet area on the edge of the village, character house to renovate of approximately 160 m<sup>2</sup>, composed of:

On the garden level, an entrance of 6.68 m<sup>2</sup>, kitchen of 23.85 m<sup>2</sup> with beautiful inglenook fireplace, and a living room of 28.51 m<sup>2</sup>, toilet and cellar of approximately 40 m<sup>2</sup>.

Upstairs, 2 large bedrooms of 27.69 and 27 m<sup>2</sup>, bathroom of approximately 6 m<sup>2</sup> with toilet.

Under the attic, bedroom of approximately 29 m<sup>2</sup> with exposed framework, convertible attic of approximately 44 m<sup>2</sup>.

Rooms with high ceilings and generous volumes.

Garden shed

Oil central heating.

Sewerage sanitation.

Roof monitored and partly redone in 2018.

Charming garden with trees overlooking the castle.

Sunny facing south, south-west with open views of landscaped woods and non-building areas.

Located on a dead end road, therefore little used.

Benefits from local shops 4 minutes on foot (grocery store, baker-pastry chef, butcher-caterer), the Dordogne and its magnificent landscapes 6 minutes on foot

