



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6709

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 629 m²

Number of bedrooms: 2

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

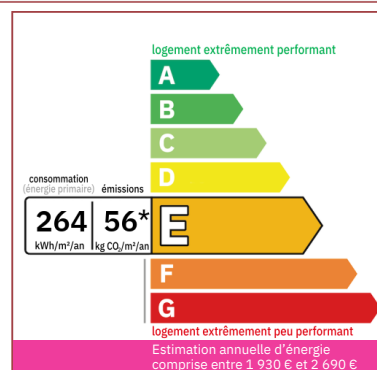
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



11 km from Sarlat in the heart of a pretty hamlet, charming ensemble of character composed of a house in good condition, a living room of 62 m², 2 bedrooms (possibility 3), a barn of 130 m² with usable land on 2 levels, garden.

109 m² living

629 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

sarlat@valadie-immobilier.com

Price fees included

278 250 €

Agency fees: 5 % VAT included*

Price without fees: 265 000 €

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



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Garden level:

Living room of 62 m² stone and exposed beams, kitchen, dining room, living room with fireplace (wood stove) bay window and glazed entrance door to garden, a bathroom of 7.70 m² with shower and bath, a Separate WC, boiler room/laundry room.

Upstairs :

A large landing/office of approximately 20/25 m² on the ground (possibility of creating a 3rd bedroom) 2 bedrooms of approximately 15 m² each, a toilet.

Dependencies :

A barn of approximately 130 m² on the ground (garage/workshop) + mezzanine of approximately 70 m².
A small stone building of 10 m² on the ground + more attic

A wooden shelter

- Double glazing

- Fuel heating + Wood stove

- Water collectors

- Connected to fiber

Julie & Sébastien LESCURE

VALADIÉ IMMOBILIER SARLAT

22 Av Thiers

24200 SARLAT

05.53.28.94.22

