



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6754

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 160 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Fuel oil

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

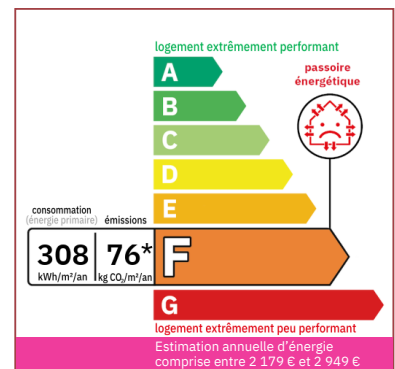
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified



13 kilometers from Sarlat, in a village of character with shops and school, quiet area, stone house to renovate of approximately 100 m<sup>2</sup>, living room of 49 m<sup>2</sup> with access to a large terrace, 3 bedrooms, full basement with garage.

99 m<sup>2</sup> living

160 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

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Price fees included

88 000 €

Agency fees: 10 % VAT included\*

Price without fees: 80 000 €

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





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## • Description ref n°6754 •

House composed on the ground floor of a terrace, an entrance of 3 m<sup>2</sup>, a living room of approximately 49 m<sup>2</sup> with wood stove, 2 French doors giving access to a large terrace.

Upstairs, landing of 7 m<sup>2</sup>, 3 bedrooms of 13.20, 9.70, and 10.6 m<sup>2</sup>, bathroom of 5.4 m<sup>2</sup>, toilet.

On the ground floor, basement composed of a cellar type room of 24 m<sup>2</sup>, a boiler room type room of approximately 25 m<sup>2</sup>, large garage under terrace.

Mains drainage - Oil heating - Single glazing

