



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6812

• Building - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 2068 m<sup>2</sup>

**Number of bedrooms:** 0

**Number of levels:** 3

**Type of heating:** GAZ DE VILLE

**Drainage/sewage:** Not specified

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** 1980

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

1.7 km from Sarlat center and 400 meters from supermarkets, building in good general condition with 7 apartments, two F4, two F3, two F2 and a Studio, 3 garages, 4 private parking spaces, cellars, garden approximately 1000 m<sup>2</sup>.

517 m<sup>2</sup> Carrez living

2 068 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

644 800 €

Agency fees: 4 % VAT included\*

Price without fees: 620 000 €

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



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## • Description ref n°6812 •

On the ground floor:

Entrance hall.

- 1: F3 of 81.06 m<sup>2</sup>, living room, kitchen, two bedrooms, bathroom, WC.

On the 1st floor:

- 1: Studio of 40.23 m<sup>2</sup>, hallway, living room, kitchen, bathroom,

laundry room, WC.

- 1: F2 of 61.74 m<sup>2</sup>, Entrance hall, living room, kitchen, one bedroom, one bathroom

bathroom, laundry room,

WC.

- 1: F3 of 66.59 m<sup>2</sup>, entrance hall, living room, kitchen, two bedrooms, bathroom,

laundry room, WC.

On the 2nd floor:

- 1: F2 of 52.46 m<sup>2</sup>, Entrance hall, living room, kitchen, bathroom, laundry room, WC and

a bedroom on the mezzanine.

- 1: F4 of 103.93 m<sup>2</sup>, Entrance hall, living room, kitchen, laundry room, bathroom, WC, 3

bedrooms including two on mezzanine.

- 1: F4 of 101.45 m<sup>2</sup>, entrance hall, living room, kitchen, laundry room, bathroom, 3

bedrooms, one on the mezzanine with another bathroom.

3 box-type garages of 19 m<sup>2</sup> each.

4 private parking spaces + additional parking possibilities

7 cellars.

