



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6934

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 200 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** GAZ DE VILLE + CLIM POMPE A CHALEUR

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified

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

In a large building divided into several lots, house/apartment with 5 bedrooms (including an apartment and a studio) 5 bathrooms, bright living room of 62 m<sup>2</sup> with access to a hanging garden, double garage of 130 m<sup>2</sup>, elevator ...

210 m<sup>2</sup> living

200 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

441 000 €

Agency fees: 5 % VAT included\*

Price without fees: 420 000 €

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





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## • Description ref n°6934 •

In a large building divided into several lots, renovated house/apartment, close to the historic center and shops on foot.

On the street level:

Double garage of 130 m<sup>2</sup>, elevator for access to the 1st level.

Upstairs :

Landing area, hallway with WC, bright living room of approximately 62 m<sup>2</sup> with access to the hanging garden and small courtyard, kitchen of 13.m<sup>2</sup>, bedroom 1 of 15.60 m<sup>2</sup> with shower room, bedroom 2 of 21 m<sup>2</sup> with bathroom water and WC, bedroom 3 of 10.20 m<sup>2</sup> with bathroom of 3.80 m<sup>2</sup>, bedroom 4 or apartment (33 m<sup>2</sup>) with a living room, a kitchenette, 1 bedroom, bedroom 5 or studio (25m<sup>2</sup>) with a bedroom, a bathroom water, a toilet, entrance hallway.

Rooms 3,4 and 5 can be rented independently.

Usable attic of approximately 70 m<sup>2</sup>.

- Double glazing
- New reversible air conditioning + town gas
- Balcony terrace

