



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6977

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 1930 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Fuel oil

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

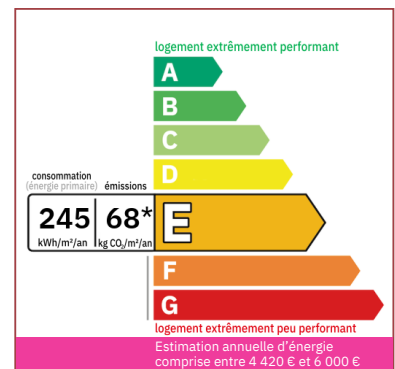
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** 1952



13 km north of Sarlat, in a village with all shops, house to renovate of 236 m<sup>2</sup> with independent apartment and basement, pretty wooded park with stone outbuilding and swimming pool on enclosed grounds.

236 m<sup>2</sup> living

1 930 m<sup>2</sup>

Non-binding document

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

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Price fees included

227 900 €

Agency fees: 6 % VAT included\*

Price without fees: 215 000 €

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



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## • Description ref n°6977 •

Bourgeois house composed on the ground floor of a terrace of an entrance of 17 m<sup>2</sup>, living/dining room of 38 m<sup>2</sup> with fireplace, kitchen of 15.44 m<sup>2</sup>, bedroom of 17 m<sup>2</sup>, bathroom of 6.38 m<sup>2</sup> with toilet, hallway/dressing room of 3.87 m<sup>2</sup>, bedroom of 19.73 m<sup>2</sup>.

Upstairs, landing of 12.71 m<sup>2</sup>, bedroom of 11.35 m<sup>2</sup> with dressing room of 4.34 m<sup>2</sup>, bedroom of 12.93 m<sup>2</sup>, bathroom of 6.58 m<sup>2</sup>, attic of 46 m<sup>2</sup> with toilet.

On the garden level:

Apartment composed of an entrance of 9.80 m<sup>2</sup>, living room of 19.62 m<sup>2</sup> with fireplace, 2 bedrooms of 9.75 and 10.88 m<sup>2</sup>, clearance 3.70 m<sup>2</sup>, bathroom 3.89 m<sup>2</sup> with toilet.

Boiler room/laundry room of 15.70 m<sup>2</sup>, cellar of 37.33 m<sup>2</sup>, hallway/wine cellar 7.30 m<sup>2</sup> and cellar under terrace of 8.94 m<sup>2</sup>.

Wooden joinery, mostly single glazed - oil central heating - electric hot water tank - swimming pool with liner.

Stone outbuilding of 68 m<sup>2</sup> - with 2 garages and carport.

