



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7010

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 2928 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Pit all waters

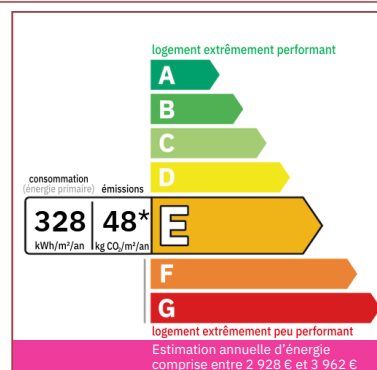
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** No

**Built:** Not specified



A few minutes south of Sarlat in a neighboring town, house of 78 m<sup>2</sup> living room with open kitchen, 3 bedrooms, beautiful covered terrace, independent apartment of 58 m<sup>2</sup> with 2 bedrooms, garage and enclosed grounds.

136 m<sup>2</sup> living

2 928 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  
**190 000 €**

Agency fees: 7 % VAT included\*  
Price without fees: 177 570 €

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



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## • Description ref n°7010 •

House composed on the ground floor of a terrace, a living room of 38 m<sup>2</sup> with open kitchen opening onto a covered terrace of 24 m<sup>2</sup>, 3 bedrooms of 9.16, 10.83 and 9.24 m<sup>2</sup>, bathroom of 5.72 m<sup>2</sup>, toilet.

Apartment on the ground floor communicating with the house or with independent access, consisting of a living room of 21.66 m<sup>2</sup> with kitchen area, 2 bedrooms of 9.46 and 13.47 m<sup>2</sup>, bathroom of 8.68 m<sup>2</sup>, toilet, pantry.

Garage of 34.85 and boiler room area of 13.81 m<sup>2</sup>.

Heated house with oil boiler and electric apartment - single-glazed joinery.

Individual sanitation - Attic insulation carried out in 2020.

Adjoining enclosed and wooded land.

