



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7064

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 1068 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Everything in the sewer

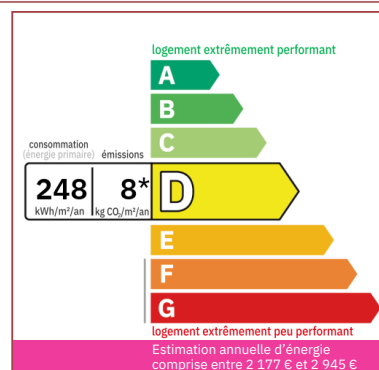
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 2006



Only 1.3 km from Sarlat center, quiet, house in perfect condition of around 155 m², 3 bedrooms and an independent one-bedroom apartment, two west and east terraces, garage, pretty landscaped and enclosed grounds of 1068 m².

149 m² living

1 068 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

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Price fees included

349 800 €

Agency fees: 6 % VAT included*

Price without fees: 330 000 €

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



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1st Level: Entrance of 7 m², living room of 45 m² with insert fireplace, access to West terraces, with semi-open kitchen access to East terrace, hallway of 9.50 m², 3 bedrooms (12.8 m²-10.60 m²-10.35 m²), bathroom recent water of 8.4 m, separate WC.

On the ground floor: Independent (or communicating) apartment of approximately 46 m², with a living room of 29 m² with open kitchen, a bedroom of 11 m², a shower room of 5.65 m² with WC.

Basement with a laundry room of 12.3 m², storage room of 10 m², hallway 5.6 m², garage of 31 m².

- Double glazing

- Insulated attic in blown wool and refoiled roof

- Electric heating + insert fireplace

- 2 hot water tanks (1 apartment/1 house)

- Water softener

- Mains drainage

