



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7072

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 450 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Without

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**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

Dordogne Valley, 10 minutes south of Sarlat, on the heights of a village with shops, 17th Century character house to finish renovating, terrace and hanging garden.

160 m<sup>2</sup> living

450 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

217 300 €

Agency fees: 6 % VAT included\*

Price without fees: 205 000 €

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



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## • Description ref n°7072 •

On the ground floor: Total cellar, partly vaulted.

In terms of living standards:

1 room of 17 m<sup>2</sup> (Kitchen Project), a room/patio of 21 m<sup>2</sup> (dining room project), a room of 30 m<sup>2</sup> with fireplace (living room project) a pretty room of 31 m<sup>2</sup> with exposed stone/beams, fireplace ornament (master suite project). Half level with a 6 m<sup>2</sup> room in the tower (office project).

Upstairs attic of approximately 70 m<sup>2</sup> usable (2 bedroom project).

Terrace and hanging garden

Everything in the sewer

Frame and recent roofing.

