



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7085

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 264 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Gas

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

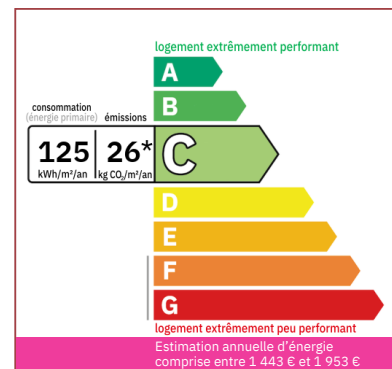
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** No

**Built:** Not specified



In a quiet area of Sarlat la Canéda, house of approximately 120 m<sup>2</sup>, 4 bedrooms, one of which is on one level with shower room, veranda opening onto a small garden, full basement with garage.

123 m<sup>2</sup> living

264 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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Price fees included

149 000 €

Agency fees: 6,4 % VAT included\*

Price without fees: 140 000 €

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



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## • Description ref n°7085 •

Garden level: Entrance small veranda 1.70, interior entrance 2.87, dining room living room open to veranda, kitchen of 18 m<sup>2</sup> open to veranda of 18 m<sup>2</sup>, bedroom 1 of 11.80 m<sup>2</sup> + shower room of 2.80 m<sup>2</sup>, WC.

Upstairs: 3 bedrooms of 10, 11.6, 12.75 m<sup>2</sup>, shower room of 6.3 m<sup>2</sup>, WC.

Total basement with garage approximately 70 m<sup>2</sup>.

