

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 7282

• House - Sarlat-la-Canéda •



## **DETAILS**

Land surface: 1500 m<sup>2</sup>

Number of bedrooms: 4

Number of levels: 0

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

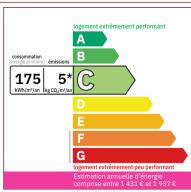
Swimming pool: No

**Ground floor living:** Yes

Work needed: No work

Fireplace: Yes closed hearth

**Built:** Not specified



In a town near Sarlat, single-storey timber-frame house from 2011, bright living room of 43 m<sup>2</sup> with central island kitchen, 3 bedrooms and an office, storeroom/laundry room, adjoining insulated garage of 25 m<sup>2</sup>, 1500 m<sup>2</sup> of land.

107 m<sup>2</sup> living

1 500 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

265 000 €

ZOS UUU €

Price without fees: 250 000 €

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

Non-binding document



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## • Description ref n°7282 •

Entrance to bright living room of 43 m², lounge/dining room/equipped kitchen, wood stove, utility room of 5.60 m², bedroom 1 of 13.5 m², bedroom 2 of 11 m², bedroom 3 of 10 m², bathroom of 5.10 m² with shower and bath and double sink, a separate toilet, hallway of  $4.20 \text{ m}^2$ , an office or bedroom 4 of  $10 \text{ m}^2$ .

Attached garage of 25  $\mathrm{m^2}$  insulated with automatic door. Terrace of approximately 70  $\mathrm{m^2}$ 

- Electric heating + wood stove
- Double glazing
- Roller shutters











