



# 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

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

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

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Price fees included

265 000 €

Agency fees: 6 % VAT included\*

Price without fees: 250 000 €

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



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## • Description ref n°7282 •

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

Attached garage of 25 m<sup>2</sup> insulated with automatic door.  
Terrace of approximately 70 m<sup>2</sup>

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

