

Ref: 7282

# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

### • 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>

Non-binding document

- Sarlat -22 Avenue Thiers 24200 Sarlat-la-Canéda Tel : 05 53 28 94 22 sarlat@valadie-immobilier.com 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  $\mbox{m}^2$  insulated with automatic door. Terrace of approximately 70  $\mbox{m}^2$ 

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











