



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7289

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

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

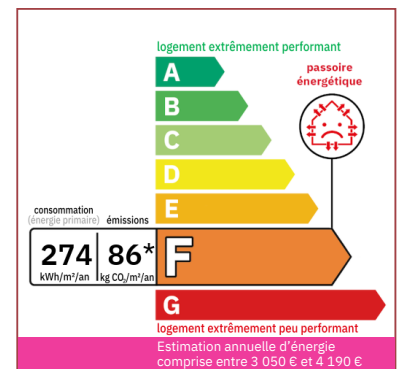
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1970



20 km south of Sarlat, stone village house of approximately 130 m<sup>2</sup> of living space on 2 levels, 3/4 bedrooms, 2 shower rooms. Adjoining workshop of approximately 180 m<sup>2</sup> on 2 levels offering great potential.

142 m<sup>2</sup> living

No field

- Sarlat -  
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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°7289 •

### Ground floor:

Entrance approximately 2 m<sup>2</sup>, bright living room of approximately 20 m<sup>2</sup>, dining room/kitchen of approximately 23 m<sup>2</sup>, adjoining room of 18 m<sup>2</sup> (old shop with window on the street/possibility of a bedroom on the same level), shower room of 5.65 m<sup>2</sup> with WC. Hallway with workshop access.

Upstairs: 3 spacious and bright bedrooms (23 m<sup>2</sup>, 14.8 m<sup>2</sup>, 12.85 m<sup>2</sup>), a bathroom of approximately 6 m<sup>2</sup>, hall/corridor 7.50 m<sup>2</sup>.

Adjoining and communicating workshop of approximately 180 m<sup>2</sup> on 2 levels (2x90m<sup>2</sup>).

- Double glazing/roller shutters
- Fuel heating
- Mains drainage

Julie & Sébastien LESCURE

Valadié Immobilier SARLAT

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