



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7351

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 2071 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Géothermie + Climatisation centrale réversible

**Drainage/sewage:** Pit all waters

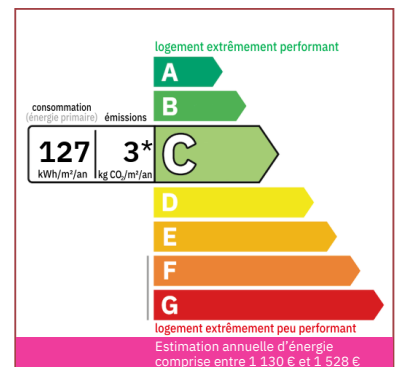
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**Built:** 2007



3 km from Sarlat, single-storey house, bright living room of 59m<sup>2</sup> with recent fitted kitchen, 2 terraces, 3 bedrooms, total basement of approximately 125 m<sup>2</sup>, enclosed land of 2070 m<sup>2</sup>. Geothermal energy + Air conditioning. Property

120 m<sup>2</sup> living

2 071 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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Price fees included

386 900 €

Agency fees: 6 % VAT included\*

Price without fees: 365 000 €

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





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## • Description ref n°7351 •

Entrance of approximately 4 m<sup>2</sup>, living/dining room of 50 m<sup>2</sup>, recent fitted kitchen of 10 m<sup>2</sup>, 3 bedrooms (12.58 m<sup>2</sup>, 11.62 m<sup>2</sup>, 11.28 m<sup>2</sup>), bathroom of 7 m<sup>2</sup> with double sink and Italian shower, hallway with wardrobe/cloakroom, WC.

- Total basement of approximately 125 m<sup>2</sup>, garages, laundry room, workshop.
- Geothermal heating + reversible central air conditioning
- Double glazing
- Roller shutters
- Automated gate and garage door
- Central alarm
- Enclosed land of 2071 m<sup>2</sup>
- Built in 2007

