



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7385

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 719 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Gas

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

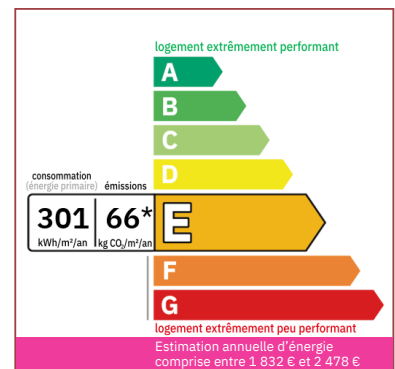
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** No

**Built:** 1950



450 meters from the historic center of Sarlat, quiet, single-storey house with 2 bedrooms and an office, an outbuilding, cellar, charming wooded garden in a dominant position, plot of 700 m<sup>2</sup>. Current rental agreement.

75 m<sup>2</sup> living

719 m<sup>2</sup>

Non-binding document

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

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Price fees included

210 000 €

Agency fees: 7 % VAT included\*

Price without fees: 196 280 €

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





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## • Description ref n°7385 •

Entrance 2 m<sup>2</sup>, kitchen 3.50 m<sup>2</sup>, dining room of 15 m<sup>2</sup> open to living room of 10 m<sup>2</sup>, bedroom 1 of 11.20 m<sup>2</sup>, bedroom 2 of 10 m<sup>2</sup>, office 6 m<sup>2</sup> (children's bedroom), hallway 5 m<sup>2</sup>, shower room of 3 m<sup>2</sup>, WC. Veranda 8.30 m<sup>2</sup>. Cellar/Boiler room 4 m<sup>2</sup>.

Outbuilding of approximately 30 m<sup>2</sup> with shed and garage

- Double glazing
- Heating Town gas
- Mains drainage

