



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7483

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 3513 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

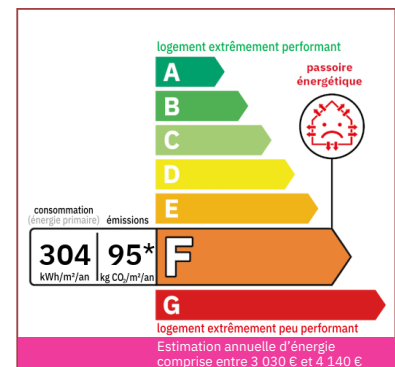
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** No

**Built:** 1972



In a quiet area, 3 km from the centre of Sarlat and 1 km from shops, on a lovely wooded plot of 3500 m<sup>2</sup>, Périgourdine house of around 126 m<sup>2</sup> to finish renovating, 4 bedrooms including 2 on one level, wooden lean-to shelters,

130 m<sup>2</sup> living

3 513 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

sarlat@valadie-immobilier.com

Price fees included

299 980 €

Agency fees: 6 % VAT included\*

Price without fees: 283 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7483 •

Entrance, living room of 54 m<sup>2</sup> currently being renovated, 2 bedrooms, an office of 4.60 m<sup>2</sup>, shower room of 3.25 m<sup>2</sup>, WC.

Upstairs:

Bedroom 3 of 16 m<sup>2</sup> + cupboards, bedroom 4 of 13.40 m<sup>2</sup> + cupboards, bathroom of 5 m<sup>2</sup>, landing of 2.60 m<sup>2</sup>.

- Fuel heating + open fireplace
- Double glazing

