



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7550

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 813 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 3

**Type of heating:** GAZ VILLE

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

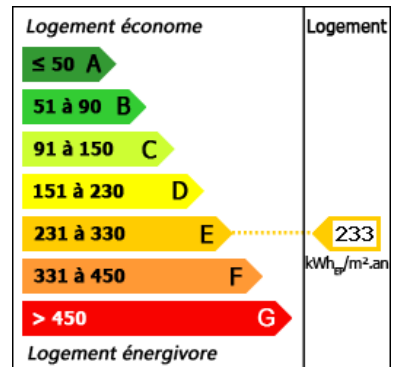
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



Rare in Sarlat, Bourgeois house 400 meters walk from the historic center of Sarlat, approximately 290 m<sup>2</sup>, 4/6 bedrooms, small outbuildings, courtyard, garden, garage and parking, on an enclosed and wooded plot of 800 m<sup>2</sup>.

294 m<sup>2</sup> living

813 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

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Price fees included

455 800 €

Agency fees: 6 % VAT included\*

Price without fees: 430 000 €

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





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## • Description ref n°7550 •

### Garden level:

Entrance hall 17.50 m<sup>2</sup>, Office (bedroom) of 27 m<sup>2</sup>, Library (bedroom) of 28 m<sup>2</sup>, laundry room/boiler room/WC of 22.50 m<sup>2</sup>, cellar 7.5 m<sup>2</sup>.

### 1st Floor:

Kitchen of 14 m<sup>2</sup>, dining room of 22 m<sup>2</sup>, living room of 27 m<sup>2</sup>, Bedroom of 28 m<sup>2</sup> + bathroom and WC of 11 m<sup>2</sup>, hallway of 11 m<sup>2</sup>.

### 2nd Floor partly attic:

Hall/landing of 20 m<sup>2</sup>, 3 bedrooms 20 m<sup>2</sup>, 20 m<sup>2</sup>, and 16 m<sup>2</sup>, storage room of 11 m<sup>2</sup>, bathroom and WC of 7.50 m<sup>2</sup>, separate WC and storage of 3 m<sup>2</sup>.

Attic partly usable of 56 m<sup>2</sup>

### Outbuildings:

- Workshop/storage room of 22.50 m<sup>2</sup> with an adjoining lean-to of 12.5 m<sup>2</sup>
- A small octagonal tower of 9 m<sup>2</sup>.

Adjoining garage of 29 m<sup>2</sup> with direct access to the house

