

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7604

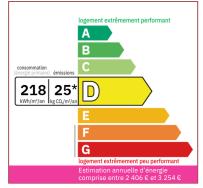
• House - Sarlat-la-Canéda •



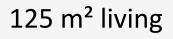
## DETAILS

Land surface: 1400 m<sup>2</sup> Number of bedrooms: 3 Number of levels: 1 Type of heating: Fuel et climatisation réversible Drainage/sewage: Everything in the sewer

Swimming pool: No Ground floor living: No Work needed: Finitions / Décoration Fireplace: Yes closed hearth Built: 1976



In a dominant position close to the centre of Sarlat, house of approximately 125 m<sup>2</sup>, 3 bedrooms, including 1 on one level, terrace with veranda, full basement, on enclosed land of 1400 m<sup>2</sup>.



1 400 m<sup>2</sup>

Non-binding document

- Sarlat -22 Avenue Thiers 24200 Sarlat-la-Canéda Tel : 05 53 28 94 22 sarlat@valadie-immobilier.com Price fees included 203 300 €

Agency fees: 7 % VAT included\* Price without fees: 190 000 €

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

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## • Description ref n°7604 •

On the ground floor, entrance of approximately 14 m<sup>2</sup>, living room of 24 m<sup>2</sup> with fireplace insert opening onto large insulated and heated veranda of approximately 18 m<sup>2</sup> with terrace access, kitchen of 10.44 m<sup>2</sup>, bedroom of 13 m<sup>2</sup>, storeroom/laundry room (possibility of shower room) of 9 m<sup>2</sup>, wc.

Upstairs, landing opening onto two bedrooms of 13 and 12  $m^2$ , shower room of approximately 6  $m^2$  with wc.

Full basement composed of a garage space, boiler room and a workshop.

Heating by heat pumps + oil central heating - house connected to the mains drainage - Double-glazed joinery











