



# 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

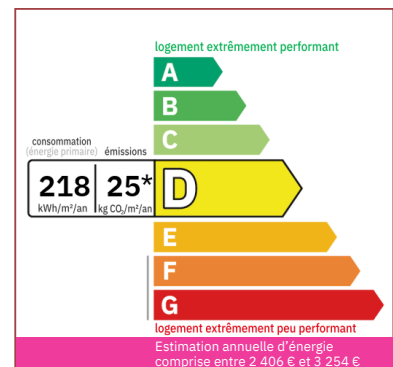
**Swimming pool:** No

**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>.

125 m<sup>2</sup> living

1 400 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

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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<sup>2</sup>, shower room of approximately 6 m<sup>2</sup> 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

