



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7646

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 2069 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Fuel oil

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

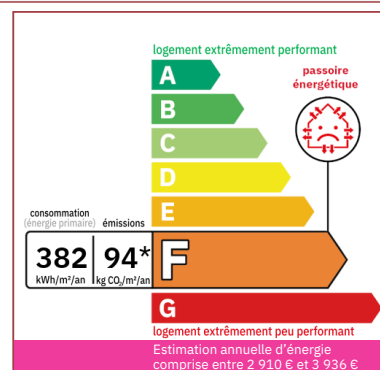
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** No

**Built:** 1970



13 km north of Sarlat, in a village with all shops and school, house to renovate of approximately 65 m<sup>2</sup>, 2 bedrooms, on full basement, with enclosed wooded plot of 2069 m<sup>2</sup>.

65 m<sup>2</sup> living

2 069 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  
**134 000 €**

Agency fees: 7,2 % VAT included\*  
Price without fees: 125 000 €

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





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## • Description ref n°7646 •

House composed on the ground floor of a balcony, an entrance of 12 m<sup>2</sup> with clearance on the kitchen of 7.32 m<sup>2</sup>, a living room of approximately 19 m<sup>2</sup> with access to the balcony, 2 bedrooms of 12 and 10 m<sup>2</sup>, a bathroom of 4.82 m<sup>2</sup> and a toilet.

Full basement with possibility of fitting out habitable rooms consisting of a garage of 30 m<sup>2</sup>, room of 16.24 m<sup>2</sup>, and boiler room/laundry room of 15.89 m<sup>2</sup>.

Partial double-glazed joinery - oil heating - electric hot water tank - house connected to the mains drainage.

