

## 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

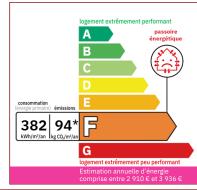
Swimming pool: No

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

Non-binding document



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## • Description ref n°7646 •

House composed on the ground floor of a balcony, an entrance of  $12 \text{ m}^2$  with clearance on the kitchen of  $7.32 \text{ m}^2$ , a living room of approximately  $19 \text{ m}^2$  with access to the balcony, 2 bedrooms of  $12 \text{ and } 10 \text{ m}^2$ , a bathroom of  $4.82 \text{ m}^2$  and a toilet.

Full basement with possibility of fitting out habitable rooms consisting of a garage of  $30 \text{ m}^2$ , room of  $16.24 \text{ m}^2$ , and boiler room/laundry room of  $15.89 \text{ m}^2$ .

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











