



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7741

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 1066 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** CLIM REVERSIBLE POMPE A CHALEUR

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

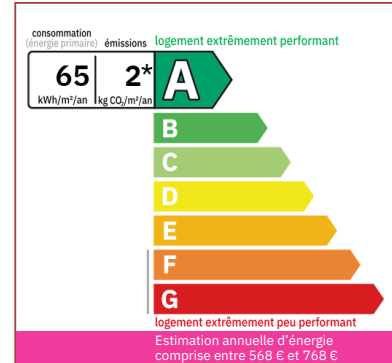
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** 2025



5 minutes from Sarlat center, single-story house from 2025 to finish, large bright living room with open kitchen, pantry/utility room, a shower room/wc, 2 bedrooms (3 possible) including a master suite, land of 1000 m<sup>2</sup>.

91 m<sup>2</sup> living

1 066 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

225 000 €

Agency fees: 6 % VAT included\*

Price without fees: 212 250 €

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



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## • Description ref n°7741 •

Living room/open kitchen 40 m<sup>2</sup>  
Laundry room/pantry 5.5 m<sup>2</sup>  
Master suite with shower room/dressing room 20.6 m<sup>2</sup>  
Bedroom 9 m<sup>2</sup>  
Shower room/WC 5.2 m<sup>2</sup>  
WC 1.5 m<sup>2</sup>  
Lobby 3.4 m<sup>2</sup>

\* RT 2020 (DPE pending)  
\* Reversible air conditioning and heating via heat pumps.  
\* Mains drainage

4 km from the center of Sarlat  
2 km from a supermarket  
School nearby  
SarlatBus line nearby.

