



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7742

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 4339 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Gas

Drainage/sewage: Septic tank

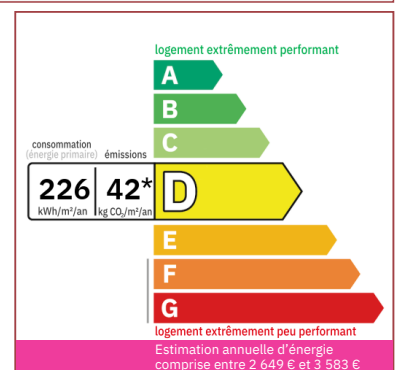
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: 1970



On a pretty wooded plot, 4 km from the center of Sarlat, traditional stone house of 134 m², living room with fireplace and spacious kitchen opening onto the garden, 4 bedrooms including two on the ground floor - Double

134 m² living

4 339 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

sarlat@valadie-immobilier.com

Price fees included

392 200 €

Agency fees: 6 % VAT included*

Price without fees: 370 000 €

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



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The house comprises a garden level entrance hall of approximately 10 m², a living room of approximately 33 m² with an open stone fireplace, a bright kitchen of approximately 18 m² with access to the garden, a toilet with a washbasin, a bedroom/office of approximately 9 m², a bedroom of approximately 18.38 m², a hallway of approximately 3 m², and a shower room of approximately 3 m² with a walk-in shower.

Upstairs, a landing of approximately 6 m², two bedrooms of approximately 15 and 16 m², and a bathroom of approximately 7.30 m² with a toilet.

Wooden joinery and double glazing - Water softener - Mains gas heating - Individual drainage - Roof monitored and partially redone in 2022.

Detached double garage of approximately 28 m² and an adjoining workshop/storeroom of approximately 12 m².
Wooden grounds.

