



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7833

• Building - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 3

**Type of heating:** Electric

**Drainage/sewage:** Not specified

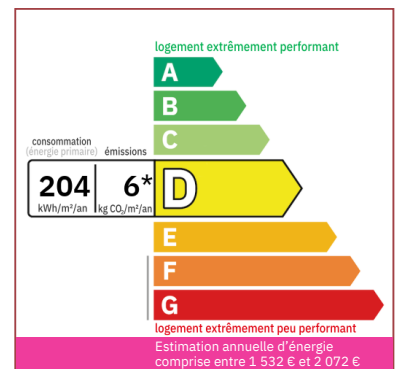
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified



In a shopping street in the historic center of Sarlat, building with commercial premises of 77 m<sup>2</sup> on the ground floor, and very nice apartment upstairs of 123 m<sup>2</sup>, 3 bedrooms with shower room.

122 m<sup>2</sup> living

No field

Non-binding document

- Sarlat -

22 Avenue Thiers

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Price fees included

**777 000 €**

Agency fees: 5 % VAT included\*

Price without fees: 740 000 €

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





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## • Description ref n°7833 •

### Street level:

Commercial premises of approximately 77 m<sup>2</sup>, with a 6-meter linear window overlooking a busy pedestrian street.

### On the 1st floor:

A 123 m<sup>2</sup> apartment, comprising a living room of over 30 m<sup>2</sup>, a semi-professional kitchen of 18 m<sup>2</sup>, and a laundry room of approximately 7 m<sup>2</sup>.

### On the 2nd floor:

Bedroom 1 of 11 m<sup>2</sup> and a 7 m<sup>2</sup> shower room and WC  
Bedroom 2 of 11.60 m<sup>2</sup> and a 4 m<sup>2</sup> shower room.

### Landing corridor

### On the 3rd floor:

A large bedroom/dormitory of approximately 25 m<sup>2</sup> and a 4.5 m<sup>2</sup> shower room and WC.

