



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7912

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 2000 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Everything in the sewer

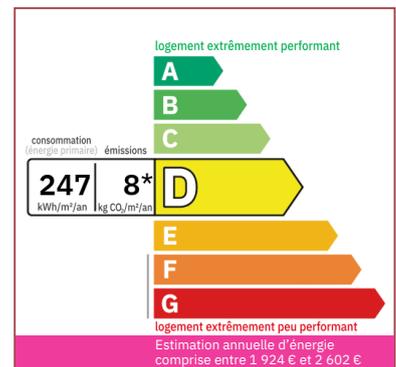
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



2 km from the historic center of Sarlat, set of 2 houses to renovate consisting of a main house of approximately 106 m² with 3 bedrooms, and a secondary house of 52 m² with 2 bedrooms - 2 independent garages.

160 m² living

2 000 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

sarlat@valadie-immobilier.com

Price fees included

254 400 €

Agency fees: 6 % VAT included*

Price without fees: 240 000 €

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



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The main house comprises a living room of approximately 52 m² with an open-plan kitchen and fireplace insert, a 4.23 m² pantry/laundry room, and a toilet. Upstairs, there is a landing with three bedrooms of approximately 12 m², 11.60 m², and 10.50 m², a bathroom of approximately 5 m², and a toilet.

The secondary house comprises a living room of approximately 28 m² with an open-plan kitchen and piping for a wood-burning or pellet stove, two bedrooms of approximately 10 m² and 9 m², and a bathroom of 5 m² with a toilet.

The full basement comprises two garages of approximately 15 m².

Both houses have double-glazed windows, and are connected to the mains drainage system. Heating is provided by wood and electric heating. Individual meters for water and electricity.

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Julie & Sébastien LESCURE

Valadié Immobilier SARLAT

22 Av Thiers 24200 SARLAT

(Next to the cinema entrance)

