



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8046

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 247 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Climatisation réversible par pompes à chaleur

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

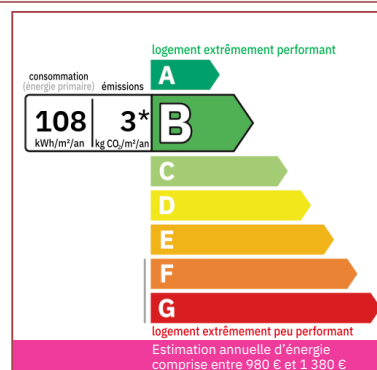
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified



Rare in Sarlat, just 500 meters from the historic center, Art Deco house from 1936, fully restored with care, 5 bedrooms including one on the ground floor with bathroom, very pretty terrace, small garden, 2 parking spaces...

114 m<sup>2</sup> living

247 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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Price fees included

399 000 €

Agency fees: 5 % VAT included\*

Price without fees: 380 000 €

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





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## • Description ref n°8046 •

This house combines old-world charm with modernity. Built in 1936 and completely renovated in 2022, it retains all the charm of the Art Deco style with antique parquet floors, high ceilings, and cement tiles. It offers high-end comforts, such as air conditioning in every room, a beautiful kitchen with a range cooker, and a 5-seater spa on the terrace.

No work is required; it is ready to welcome your family in an exceptional setting.

Nestled in the heart of a very quiet and leafy cul-de-sac, with easy parking for two vehicles, you can reach the medieval town in just a few steps and enjoy all the amenities on foot, including a bakery, mini-market, and tobacco/newsagent 200 meters away.

With its 114 m<sup>2</sup> of living space spread over two levels, this house offers a generous living space. The five spacious bedrooms, bathed in natural light, will provide you with a cocoon of tranquility. A flower garden at the front and a large wooden terrace with a jacuzzi at the back offer a pleasant outdoor setting, perfect for relaxing moments.

### Ground floor:

- Kitchen opening onto the living room, lounge, and terrace
- TV lounge
- 1 bedroom with private shower room
- WC
- Laundry room

### Upstairs:

- 4 bedrooms
- 1 shower room
- 1 WC

### Outdoors:

- 2 parking spaces
- 50 m<sup>2</sup> wooden pergola terrace
- Jacuzzi
- Landscaped garden

Completely renovated in 2022 by local craftsmen, invoices and 10-year guarantees:

- Roof frame
- Roof/wall/floor insulation
- Double-glazed joinery

