Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8119 • House - Sarlat-la-Canéda •



DETAILS

Land surface: 3970 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Gas

Drainage/sewage: Everything in the sewer

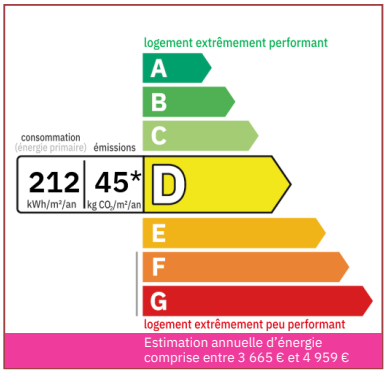
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



3 km from Sarlat centre and 900 metres from shops, pretty traditional house of 198 m², living/dining room of 43 m², 3 bedrooms, 1 office, 1 independent studio, on a pretty wooded plot of 3900 m².

198 m² living

3 970 m²

Non-binding document

- Sarlat -
22 Avenue Thiers
24200 Sarlat-la-Canéda
Tel : 05 53 28 94 22
sarlat@valadie-immobilier.com

Price fees included

498 200 €

Agency fees: 6 % VAT included*
Price without fees: 470 000 €

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

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On the ground floor:

Entrance hall of 14 m² with direct access to the garage, living/dining room of 43 m² with fireplace and access to east and west terraces, kitchen of 15.40 m², bedroom 1 of 13.5 m² with a 4 m² shower room, office of 14.60 m².

Upstairs:
Large landing, bedroom 2 (14 m²), 8 m² dressing room, hallway, bedroom 3 (13 m²), 9 m² bathroom, 21 m² studio with kitchenette and shower room/WC (interconnecting/separate access and private terrace).

- Attached 40 m² RV garage + 17 m² storage room.
- Basement under west-facing terrace
- Partial basement with garage for one car
- Stone outbuilding of approximately 16 m².

* Mains gas heating
* Double glazing
* Insulated attic (2020)
* Mains drainage

Wooded plot of 3970 m², partially suitable for construction, automated sliding gate.

Location:
- Supermarket, bakery, and other shops less than 1 km away.
- Sarlat Bus 150 meters away
- School 1.2 km
- High school and college 2.5 km









