



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8353

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 40 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Pompe à chaleur

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

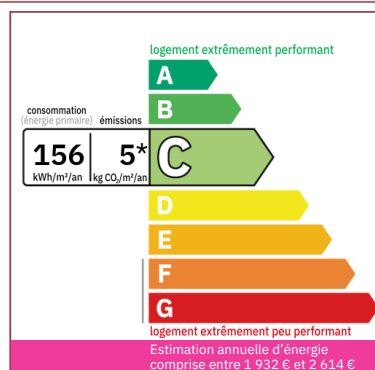
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified



Ideally located close to shops, renovated house of 160 m<sup>2</sup> on 2 levels, 3 bedrooms and an office, small garden, a garage and a parking space.

160 m<sup>2</sup> living

40 m<sup>2</sup>

Non-binding document

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

Price fees included  
**286 200 €**  
Agency fees: 6 % VAT included\*  
Price without fees: 270 000 €  
\*The agency fees are entirely at the cost of the purchaser



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## • Description ref n°8353 •

In a shared, enclosed courtyard, this house comprises a 44 m<sup>2</sup> living/dining room, a 19 m<sup>2</sup> kitchen, a 15.5 m<sup>2</sup> laundry/boiler room (possibility of creating a single-story bedroom with a shower room), and a toilet.

Upstairs:

Landing of approximately 2 m<sup>2</sup> (bay window overlooking the garden), a 5 m<sup>2</sup> hallway, Bedroom 1 of 13.45 m<sup>2</sup> with a 4.80 m<sup>2</sup> shower room, Bedroom 2 of 9.80 m<sup>2</sup>, a 16.30 m<sup>2</sup> dual-aspect office or bedroom, a shower room with toilet, and Bedroom 3 of 24 m<sup>2</sup> (these last three rooms can be converted into a master suite).

- South-facing garden of approximately 40 m<sup>2</sup>.

- Attached 19 m<sup>2</sup> garage (high ceilings).

- Parking space in the shared courtyard (active easement)

\* Recent heat pump heating

\* Double-glazed windows and doors (2025)

\* Roof covering and insulation (2025)

\* Mains drainage

