

# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 8391

• House - Sarlat-la-Canéda •



#### **DETAILS**

Land surface: 2535 m<sup>2</sup>

Number of bedrooms: 5

Number of levels: 1

Type of heating: Gaz de ville + Climatisation reversible + Cheminée Insert

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

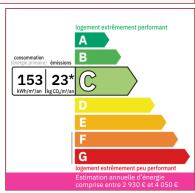
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

**Built:** Not specified



1km from Sarlat center, house in perfect condition of more than 200 m<sup>2</sup>, a bright living room of 52 m<sup>2</sup> and 3 bedrooms for the main house, and an independent apartment with 2 bedrooms on one level. 2 garages.

212 m<sup>2</sup> living

2 535 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers 24200 Sarlat-la-Canéda

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Price fees included

449 000 €

Agency fees: 5,9 % VAT included\* Price without fees: 424 000 €

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

Non-binding document



## Agence Immobilière Valadié

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### • Description ref n°8391 •

A 10-minute walk from the town center and 300 meters from a supermarket, this restored house in perfect condition comprises a single-story independent and/or adjoining apartment of approximately 75 m², with a 37 m² living room with an insert fireplace, a 13.50 m² bedroom/office, a second 15.20 m² bedroom, a 2.30 m² shower room, and a separate toilet. (This apartment could be suitable for a professional use.) Terrace with awning

Air conditioning/Double glazing/Roller shutter/Mosquito screen/Video surveillance alarm.

Laundry/boiler room, cellars.

### **Upstairs:**

A main dwelling of approximately  $125 \text{ m}^2$  comprising an  $8.4 \text{ m}^2$  entrance/veranda, a  $4.40 \text{ m}^2$  entrance hall, a very pleasant  $52 \text{ m}^2$  living room with a dining room/lounge/large fitted kitchen, three bedrooms (12.5 m²,  $14.30 \text{ m}^2$ ,  $14.80 \text{ m}^2$ ), a  $5 \text{ m}^2$  bathroom, a toilet, and a  $7.60 \text{ m}^2$  shower room with toilet.

Town gas heating/Air conditioning/Double glazing/Roller shutters/Mosquito screen/Insulated attic/Video surveillance alarm.

Double attached garage with automatic doors/Video surveillance alarm.

2,500 m<sup>2</sup> of enclosed and landscaped land in perfect condition, with interlocking paving stone paths and courtyard, and travertine driveway and house borders.

- \*Rainwater collection tank with pump.
- \* Mains drainage









