



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8391

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 2535 m²

Number of bedrooms: 5

Number of levels: 1

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

Drainage/sewage: Everything in the sewer

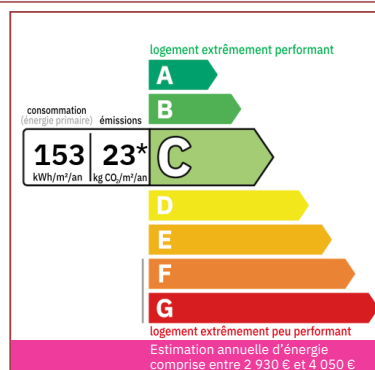
Swimming pool: No

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 m², a bright living room of 52 m² and 3 bedrooms for the main house, and an independent apartment with 2 bedrooms on one level. 2 garages.

212 m² living

2 535 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

sarlat@valadie-immobilier.com

Price fees included

339 200 €

Agency fees: 6 % VAT included*

Price without fees: 320 000 €

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



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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 m² comprising an 8.4 m² entrance/veranda, a 4.40 m² entrance hall, a very pleasant 52 m² living room with a dining room/lounge/large fitted kitchen, three bedrooms (12.5 m², 14.30 m², 14.80 m²), a 5 m² bathroom, a toilet, and a 7.60 m² 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 m² 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

