



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8663

• Building - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 3

**Type of heating:** Electric

**Drainage/sewage:** Not specified

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** No

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Close to the historic center of Sarlat, a building comprising a commercial space on the ground floor, and 3 one-bedroom apartments of approximately 35 m<sup>2</sup> on 3 levels. The joinery and roof have been renovated.

140 m<sup>2</sup> living

No field

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

sarlat@valadie-immobilier.com

Price fees included

318 000 €

Agency fees: 6 % VAT included\*

Price without fees: 300 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°8663 •

- \* Individual water and electricity meters for each unit
- \* Renovated windows and roof.

### - Ground floor:

Entrance hall

A commercial space of approximately 35 m<sup>2</sup> with a storefront.

### 1st floor:

A renovated studio apartment of approximately 35 m<sup>2</sup>.  
Double-glazed windows. Individual electric heating.

### 2nd floor:

A studio apartment of approximately 35 m<sup>2</sup> requiring renovation. Double-glazed windows. Individual electric heating.

### 3rd floor:

A studio apartment of approximately 35 m<sup>2</sup> requiring renovation. Double-glazed windows. Individual electric heating.

