



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8668

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 229 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Gas

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

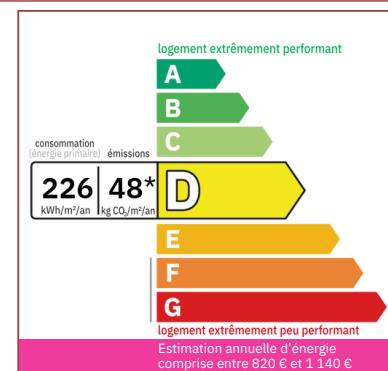
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** Not specified



Sarlat city center shops on foot, house divided into two apartments, 1 one-bedroom apartment on the ground floor, 1 2-bedroom apartment upstairs. Garage, parking in the courtyard.

110 m<sup>2</sup> living

229 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  
**243 800 €**

Agency fees: 6 % VAT included\*  
Price without fees: 230 000 €

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



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## • Description ref n°8668 •

Rent: €550.00 and €450.00

Occupied apartment/ 3 year leases

Level 0 Apartment 1 (48 m<sup>2</sup>): Entrance of 5.30 m<sup>2</sup>, kitchen of 10 m<sup>2</sup>, living room 12 m<sup>2</sup>, dining room of 11.20 m<sup>2</sup> bedroom 2 of 10.5 m<sup>2</sup>, cellar of approximately 35 m<sup>2</sup>, and adjoining annex suitable for conversion of 25 m<sup>2</sup> and Parking.

Level 1 Apartment 2 (58 m<sup>2</sup>): Kitchen of 12 m<sup>2</sup>, living room of 16 m<sup>2</sup>, bedroom 1 of 18 m<sup>2</sup>, bedroom 2 of 14 m<sup>2</sup>, shower room of 3 m<sup>2</sup>, WC 1 m<sup>2</sup>, convertible attic of approximately 30 m<sup>2</sup>, garage 25 m<sup>2</sup>.

Garage approximately 20 m<sup>2</sup> + adjoining lower apartment shed of approximately 23 m<sup>2</sup>.

Parking in courtyard for 2/3 cars

- Double glazing
- City gas heating
- Mains drainage

