



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8717

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 2680 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Pompe à Chaleur

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

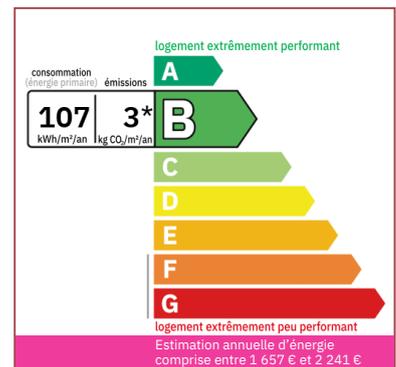
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** Not specified



South of Sarlat, within walking distance of the village shops and the school, pleasant house of 199 m<sup>2</sup> on wooded land of 2680 m<sup>2</sup>, large veranda, 4 bedrooms and 1 office, large wooden outbuilding of 85 m<sup>2</sup> and an adjoining

200 m<sup>2</sup> living

2 680 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

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Price fees included

380 000 €

Agency fees: 5,6 % VAT included\*

Price without fees: 360 000 €

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



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## • Description ref n°8717 •

House comprising, on the garden level, a large 38 m<sup>2</sup> veranda with a 6.24 m<sup>2</sup> kitchenette, an 11 m<sup>2</sup> hallway/entrance hall, a 10 m<sup>2</sup> room/dressing room, an 8.29 m<sup>2</sup> office, two bedrooms of 10.38 m<sup>2</sup> and 10.35 m<sup>2</sup>, and a 4.4 m<sup>2</sup> shower room.

Upstairs, a 53 m<sup>2</sup> living room (with the possibility of adding a kitchen) opening onto a balcony, two bedrooms of 12.55 m<sup>2</sup> and 11.38 m<sup>2</sup>, a 4.75 m<sup>2</sup> shower room, and a toilet.

7 m<sup>2</sup> cellar.

Recently renovated house - Heating via a heat pump and hot water with a thermodynamic water heater - recent insulation and windows/doors.

85 m<sup>2</sup> outbuilding/workshop - 32 m<sup>2</sup> garage attached to the outbuilding. Sewage system connection.

