



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8731

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 79 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Gas

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

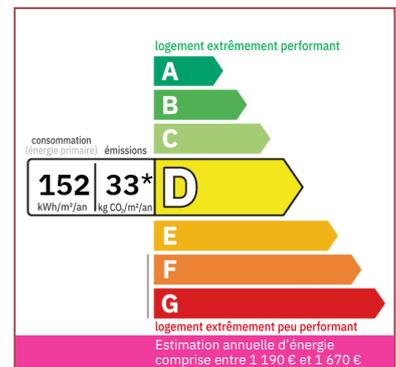
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** Not specified



In the center of Sarlat, within walking distance of all shops, town house of approximately 82 m<sup>2</sup> with terrace, bright living room, kitchen, 2 bedrooms, and garage with automated door.

82 m<sup>2</sup> living

79 m<sup>2</sup>

Non-binding document

- Sarlat -

22 Avenue Thiers

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Price fees included

165 850 €

Agency fees: 7 % VAT included\*

Price without fees: 155 000 €

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



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## • Description ref n°8731 •

House comprising, on the ground floor with terrace, a 22.63 m<sup>2</sup> living room, a 16 m<sup>2</sup> fitted kitchen, a 2 m<sup>2</sup> pantry, and a toilet.

Upstairs, a landing leads to two bedrooms of 10.30 m<sup>2</sup> and 21.55 m<sup>2</sup>, and a 3.97 m<sup>2</sup> shower room.

At street level, there is a garage with an automated door, a toilet, and a storage room/cellar.

Central heating is provided by mains gas (boiler fully serviced in 2015). Double-glazed windows were installed in 2018. The roof was inspected in 2010.

Julie & Sébastien LESCURE  
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