Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8741 • House - Sarlat-la-Canéda •



DETAILS

Land surface: 1591 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: GAZ DE VILLE

Drainage/sewage: Assaissement individuel

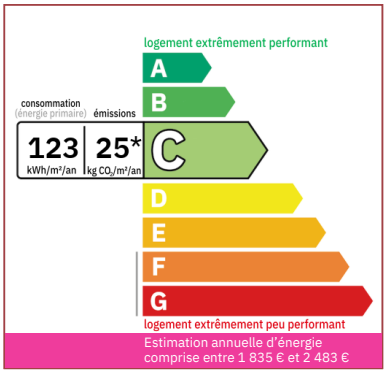
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: No

Built: 1969



Located 2 km from the town centre, accessible on foot or by public transport, this charming, fully renovated, bright and functional house sits on a wooded lot. The two floors can be used as independent living spaces (master suite,

160 m² living

1 591 m²

Non-binding document

- Sarlat -
22 Avenue Thiers
24200 Sarlat-la-Canéda
Tel : 05 53 28 94 22
sarlat@valadie-immobilier.com

Price fees included

320 000 €

Agency fees: 5,6 % VAT included*
Price without fees: 303 000 €

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°8741 •

Garden Level:

Main entrance hall of 13 m², with a large storage closet, providing access to the apartment (51 m²), the garage (33 m²), and the upper floor. The apartment also has a separate entrance.

The apartment comprises a 25.5 m² living room with a kitchenette, a 7.70 m² shower room and toilet, and an 18.5 m² bedroom. (This bedroom could also be used as a master suite to complete the main living space.)
This apartment also offers good potential for setting up a professional practice.

Upstairs (99 m²), accessible from the entrance hall and also via an external staircase:
A very bright 30 m² living/dining room opening onto a bright 18 m² kitchen, a 4.56 m² pantry, two bedrooms (13.74 m² and 16.14 m²), a 7.45 m² bathroom, and a 2.69 m² WC.

1591 m² of wooded and enclosed land.

2014 Renovation: Interior wall insulation / 2020 Roof Renovation / Double-glazed aluminum windows / Insulated attic

* Mains gas heating
* Mains drainage
* Fiber optic internet

Amenities:
Sarlat bus stop and school transport 100 meters away, Supermarket, schools, middle school, high school, bakery, doctors, sports facilities, cycle path...within easy re









