



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: Assainissement individuel

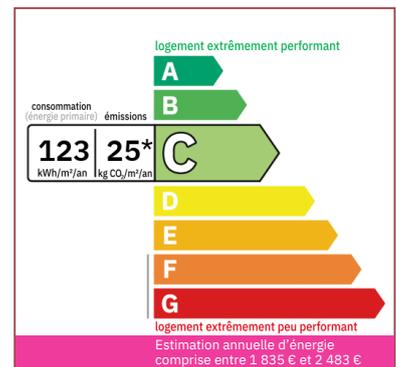
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: No

Built: 1969



Located 3 km from Sarlat town center, this charming house, renovated in 2013, comprises a ground-floor studio apartment (either connected to the main house or independent) and a garage.

160 m² living

1 591 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

sarlat@valadie-immobilier.com

Price fees included

359 500 €

Agency fees: 5,7 % VAT included*

Price without fees: 340 000 €

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



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Garden Level:

Main entrance hall (13 sq m) with a large built-in wardrobe, providing access to the apartment (51 sq m), the garage (33 sq m), and the upper floor. The apartment also has a separate entrance.

The apartment comprises a living room (25.5 sq m) with a kitchenette, a shower room and WC (7.70 sq m), and a bedroom (18.5 sq m). (This room can also be used as a master suite to complement the main living area.)

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 of 13.74 m² and 16.14 m², a 7.45 m² bathroom, and a 2.69 m² WC.

1591 m² of wooded and enclosed grounds.

*Renovated in 2014

*Roof renovated in 2020

- Mains gas heating
- Double-glazed aluminum windows
- Interior wall insulation
- Insulated attic
- 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 reach.

