



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8746

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 4339 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Gas

Drainage/sewage: Septic tank

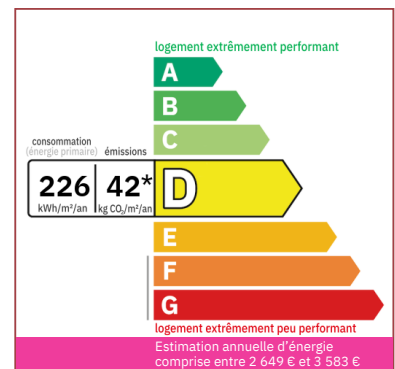
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: 1970



On a lovely wooded plot, 4 km from the centre of Sarlat, traditional stone house of 134 m², living room with fireplace and spacious kitchen opening onto the garden, 4 bedrooms including two on the ground floor - Detached double

134 m² living

4 339 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

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Price fees included

320 000 €

Agency fees: 4,9 % VAT included*

Price without fees: 305 000 €

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



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House comprising, on the garden level, an entrance hall of approximately 10 sq m, a living room of approximately 33 sq m with an open stone fireplace, a bright kitchen of 18 sq m with access to the garden, a WC with washbasin, a bedroom/office of approximately 9 sq m, a bedroom of 18.38 sq m, a hallway of 3 sq m, and a shower room of approximately 3 sq m with a walk-in shower.

Upstairs, a landing of approximately 6 sq m, two bedrooms of approximately 15 and 16 sq m, and a bathroom of 7.30 sq m with WC.

Wooden joinery and double glazing - Water softener - Mains gas central heating - Individual septic system - Roof maintained and partially renovated in 2022.

Detached double garage of approximately 28 sq m and adjoining workshop/storage room of approximately 12 sq m.

Landscaped grounds.

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