



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8794

• House - Sarlat-la-Canéda •

EXCLUSIVE



## DETAILS

**Land surface:** 451 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Climatisation réversible et pôle à granulés

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

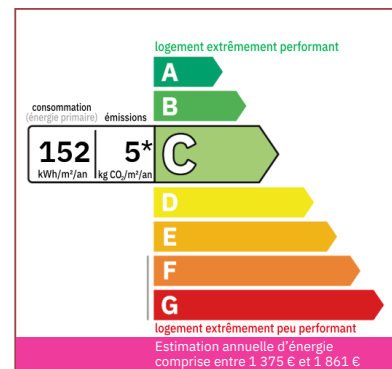
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1940



Located 800 meters from the historic center of Sarlat and less than 150 meters from the first shops, this very pleasant renovated house has 3 bedrooms, an attic that can be used, a garage, a cellar, a courtyard and a small garden of

95 m<sup>2</sup> living

451 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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Price fees included

291 000 €

Agency fees: 5,8 % VAT included\*

Price without fees: 275 000 €

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



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## • Description ref n°8794 •

Living area of approximately 43 m<sup>2</sup> with lounge/dining room/equipped kitchen, pellet stove, air conditioning. Bedroom 1 of 11.40 m<sup>2</sup> with air conditioning and a small balcony, bedroom 2 (office or dressing room) of 9 m<sup>2</sup>, bedroom 3 of 10.30 m<sup>2</sup>, shower room of approximately 6.20 m<sup>2</sup>, separate WC.

Partially usable attic space.

Full basement with garage, workshop, and cellar.

\* Heating via heat pump/reversible air conditioning + pellet stove

\* Double glazing

\* Mains drainage

\* Water softener (new)

Roof restored in 2020

