



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8814

• Apartment - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 2

**Type of heating:** Pompe à Chaleur

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

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**Built:** 1980

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Within walking distance of the historic center of Sarlat and shops, renovated apartment of approximately 90 m<sup>2</sup>, large bright living/dining room with balcony, recent and equipped kitchen, 2 bedrooms, shower room, large

93 m<sup>2</sup> Carrez living

No field

Non-binding document

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

sarlat@valadie-immobilier.com

Price fees included

192 600 €

Agency fees: 7 % VAT included\*

Price without fees: 180 000 €

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



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## • Description ref n°8814 •

Second-floor apartment comprising an entrance hall (2.81 sq m), living/dining room (approx. 35 sq m), kitchen (10 sq m), pantry/laundry room (4.52 sq m), boiler room (2 sq m), hallway, WC, two bedrooms (17.59 sq m and 12.94 sq m), and a shower room (approx. 5 sq m).

Recently installed double-glazed windows - reversible heating and air conditioning via heat pump - electric water heater.

Mains drainage.

Detached garage (approx. 30 sq m) with automated door (installed in 2023).

