



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8913

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 7206 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified

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

On 7000 m² of land, in a lovely setting just 3.5 km from the centre of Sarlat and 1.5 km from the first amenities, charming 3-bedroom house, 2 of which are on the ground floor, with a partially usable attic.

110 m² living

7 206 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

sarlat@valadie-immobilier.com

Price fees included

264 000 €

Agency fees: 5,6 % VAT included*

Price without fees: 250 000 €

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



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Garden level: (see floor plans and photos)

A living/dining room with an old fireplace and wood-burning stove, a kitchen (approximately 100 sq m), a hallway with a closet, bedroom 1, bedroom 2, a bathroom, a separate toilet, and a storage room/pantry.

Upstairs: (see floor plans and photos)

A landing (possibility of a spare bedroom/office), bedroom 3, and a partially usable attic.

Energy performance certificates in progress.

- * Double-glazed wooden windows
- * Electric heating + wood-burning stove

