



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8970

• House - Sarlat-la-Canéda •



DETAILS

Land surface: 1355 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: pompes à chaleur

Drainage/sewage: Septic tank

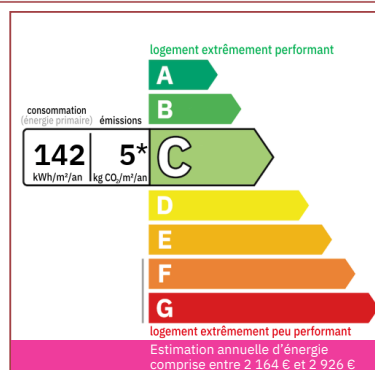
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



South of Sarlat, in a hamlet of houses in a commanding position, a house of approximately 167 m², with a large living room on the ground floor, 3 bedrooms and 2 bathrooms. Independent studio of 33 m². Garages and

167 m² living

1 355 m²

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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Price fees included

286 000 €

Agency fees: 5,9 % VAT included*

Price without fees: 270 000 €

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



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• Description ref n°8970 •

House comprising, on the garden level, a large living room of approximately 44 m² with an inset fireplace, an 18 m² kitchen, a toilet, and a 4 m² pantry/laundry room.

Upstairs, a 10 m² landing, a 17 m² bedroom, an 8 m² bathroom, two further bedrooms of 15 and 19 m², and a 5 m² shower room with a toilet.

Central heating via a 2021 heat pump - Double-glazed windows throughout most of the house

5 m² boiler room - 17 m² garage/workshop - 8 m² storage room - 27 m² garage

Separate studio comprising a 25 m² main room with a kitchenette, an 8 m² shower room with a toilet, and a terrace with panoramic views.

Electric heating for the studio.

Private septic system.

