



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9229

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 904 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** GAZ DE VILLE AU SOL

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

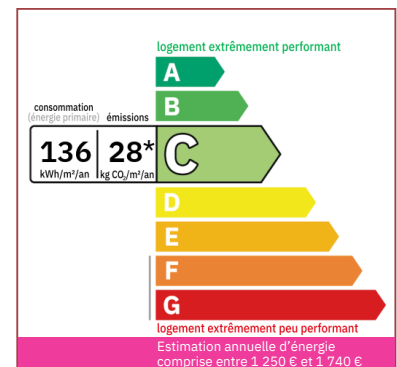
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** Not specified



2.7 km from Sarlat centre, and close to shops (Supermarket, Bakery, Pharmacy...) renovated single-storey house of 146 m<sup>2</sup>, living room of 62 m<sup>2</sup>, 3 bedrooms, garage, flat and enclosed plot of 900 m<sup>2</sup>.

146 m<sup>2</sup> living

904 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

Tel : 05 53 28 94 22

sarlat@valadie-immobilier.com

Price fees included

278 770 €

Agency fees: 6 % VAT included\*

Price without fees: 263 000 €

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



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## • Description ref n°9229 •

Interior renovated in 2024.

Bright 62 sq m living room with a recently fitted kitchen, dining area and lounge, 3 large bedrooms (17.60 sq m, 16.90 sq m, and 14 sq m) with built-in wardrobes/dressing rooms, a 9 sq m bathroom with double vanity and large walk-in shower. Adjoining the kitchen are a garage and a utility/laundry room.

- Gas underfloor heating
- Double glazing
- Electric roller shutters
- Mains drainage

- Shops within 300 meters:

Bakery, Pharmacy, Supermarket, etc.

- Schools (primary, middle, and high school) between 1 and 2 km away.

