



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9319

• Apartment - Sarlat-la-Canéda •



DETAILS

Land surface: 30 m²

Number of bedrooms: 1

Number of levels: 0

Type of heating: Electric

Drainage/sewage: Everything in the sewer

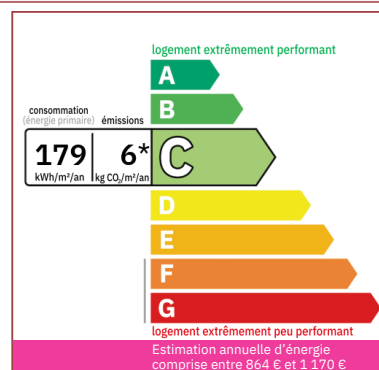
Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: No

Built: 1999



In a quiet residence close to shops, very pleasant renovated 50 m² two-room apartment, on one level, living room with access to a lovely terrace/garden of approximately 35 m², a small cellar, a private parking space.

50 m² Carrez living

30 m²

- Sarlat -
22 Avenue Thiers
24200 Sarlat-la-Canéda
Tel : 05 53 28 94 22
sarlat@valadie-immobilier.com

Price fees included
171 200 €

Agency fees: 7 % VAT included*
Price without fees: 160 000 €

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



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Apartment renovated in 2020, in excellent condition, on the ground floor of a quiet, garden-side residence.

Secure residence with entrance hall/vestibule and digital entry code.

A private parking space is located very close to the entrance of the residence.

A small cellar is included (accessible by elevator and/or stairs).

The apartment (49.90 m²):

An entrance with a second door leads to a pleasant open-plan living area, divided into distinct spaces: dining room, kitchen, and living room, using a combination of half-walls with glass partitions. There is a large storage closet with, among other things, a compartment for a washing machine and dryer. The kitchen is equipped with induction hobs, a fan oven, a fridge-freezer, a 12-place dishwasher, and a touch-sensitive extractor hood. There is also a bedroom, a bathroom with a walk-in shower, and a separate toilet.

The bedroom and living room have ceiling fans with remote control.

Accessible at ground level from the living room, a very pleasant kaiboti wood terrace, partly sheltered and in a slightly elevated position, with gates for access to a charming alley leading to the first local shops (Bakery, mini-market 80 meters away, Tobacco/Newsagent 200 meters away, Sarlat historic centre 250 metres away)

