



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3722

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 9080 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

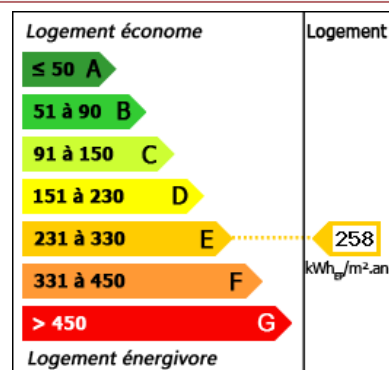
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** 1982



7 min South of Sarlat, in a charming environment, nice single-storey house of 3 bedrooms, living room of 36 m<sup>2</sup> with fireplace, kitchen veranda, garage , beautiful land of 4000 m<sup>2</sup> landscaped over 5000 m<sup>2</sup> of wood .

96 m<sup>2</sup> living

9 080 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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Price fees included

180 830 €

Agency fees: 7 % VAT included\*

Price without fees: 169 000 €

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





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## • Description ref n°3722 •

Entrance of 5 m<sup>2</sup> with cupboard, lounge dining room of 35 m<sup>2</sup> with fireplace, veranda of 16 m<sup>2</sup> with fitted kitchen and space meal, 3 rooms of 10 m<sup>2</sup>, bathroom of 5.5 m<sup>2</sup>, TOILET 3 m<sup>2</sup>, and clearance of 4 m<sup>2</sup>.

Attached Garage of 21 m<sup>2</sup>, isolated, with water, Electricity and a window offering an opportunity of a complementary piece.

Shelter of garden type chalet of 12 m<sup>2</sup>.

Heating wood and Electric  
Sanitation compliant.

