

# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 7289

• House - Sarlat-la-Canéda •



#### **DETAILS**

Land surface: 0 m<sup>2</sup>

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel oil

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

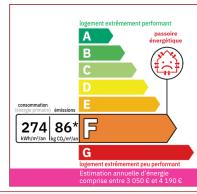
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

**Built:** 1970



20 km south of Sarlat, stone village house of approximately 130 m<sup>2</sup> of living space on 2 levels, 3/4 bedrooms, 2 shower rooms. Adjoining workshop of approximately 180 m<sup>2</sup> on 2 levels offering great potential.

142 m<sup>2</sup> living

No field

- Sarlat -22 Avenue Thiers 24200 Sarlat-la-Canéda

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Price fees included

129 000 €

Agency fees: 7,5 % VAT included\* Price without fees: 120 000 €

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

Non-binding document



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### • Description ref n°7289 •

#### Ground floor:

Entrance approximately 2 m², bright living room of approximately 20 m², dining room/kitchen of approximately 23 m², adjoining room of 18 m² (old shop with window on the street/possibility of a bedroom on the same level), shower room of 5.65 m² with WC. Hallway with workshop access.

Upstairs: 3 spacious and bright bedrooms (23  $m^2$ , 14.8  $m^2$ , 12.85  $m^2$ ), a bathroom of approximately 6  $m^2$ , hall/corridor 7.50  $m^2$ .

Adjoining and communicating workshop of approximately 180 m² on 2 levels (2x90m²).

- Double glazing/roller shutters
- Fuel heating
- Mains drainage
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