



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7497

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 83 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 3

**Type of heating:** Gas

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

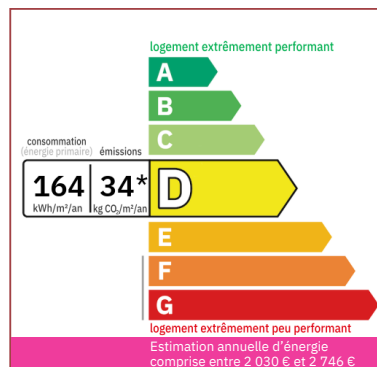
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** Not specified



In the heart of the historic center of Sarlat, in a quiet area, partly renovated stone house, approximately 140 m<sup>2</sup>, large living room, 3 bedrooms, 3 shower rooms and an office.

140 m<sup>2</sup> living

83 m<sup>2</sup>

- Sarlat -

22 Avenue Thiers

24200 Sarlat-la-Canéda

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Price fees included

179 500 €

Agency fees: 6,8 % VAT included\*

Price without fees: 168 000 €

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





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## • Description ref n°7497 •

Stone house composed on the ground floor, of a large living room of approximately 54 m<sup>2</sup> with kitchen area (to be finished, water inlets, drains and electricity provided for this purpose), laundry room/storeroom of 5.95 m<sup>2</sup>. Upstairs, landing of 12.30 m<sup>2</sup>, 2 bedrooms of approximately 14 and 20 m<sup>2</sup> each with their own shower rooms (to be finished), toilet.

On the second level, landing of 3.22 m<sup>2</sup>, 1 bedroom of approximately 15 m<sup>2</sup>, 1 shower room of 7 m<sup>2</sup> (to be finished - washing machine connection planned), 1 office/dressing room of 5.29 m<sup>2</sup>.

Renovation carried out in 2021 - town gas heating (boiler from 2024) - double-glazed windows - Mains drainage - Double-flow CMV - Roof monitored and redone in 2021.

