



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7912

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 2000 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Wood + Electric

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

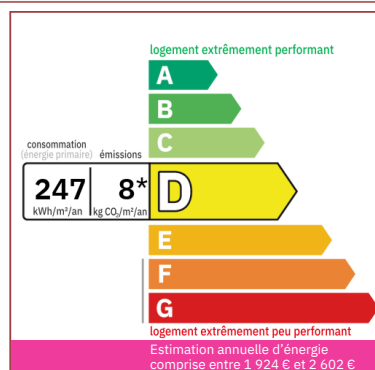
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



2 km from the historic center of Sarlat, set of 2 houses to renovate consisting of a main house of approximately 106 m<sup>2</sup> with 3 bedrooms, and a secondary house of 52 m<sup>2</sup> with 2 bedrooms - 2 independent garages.

160 m<sup>2</sup> living

2 000 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

254 400 €

Agency fees: 6 % VAT included\*

Price without fees: 240 000 €

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





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## • Description ref n°7912 •

The main house comprises a living room of approximately 52 m<sup>2</sup> with an open-plan kitchen and fireplace insert, a 4.23 m<sup>2</sup> pantry/laundry room, and a toilet. Upstairs, there is a landing with three bedrooms of approximately 12 m<sup>2</sup>, 11.60 m<sup>2</sup>, and 10.50 m<sup>2</sup>, a bathroom of approximately 5 m<sup>2</sup>, and a toilet.

The secondary house comprises a living room of approximately 28 m<sup>2</sup> with an open-plan kitchen and piping for a wood-burning or pellet stove, two bedrooms of approximately 10 m<sup>2</sup> and 9 m<sup>2</sup>, and a bathroom of 5 m<sup>2</sup> with a toilet.

The full basement comprises two garages of approximately 15 m<sup>2</sup>.

Both houses have double-glazed windows, and are connected to the mains drainage system. Heating is provided by wood and electric heating. Individual meters for water and electricity.

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Julie & Sébastien LESCURE

Valadié Immobilier SARLAT

22 Av Thiers 24200 SARLAT

(Next to the cinema entrance)

