

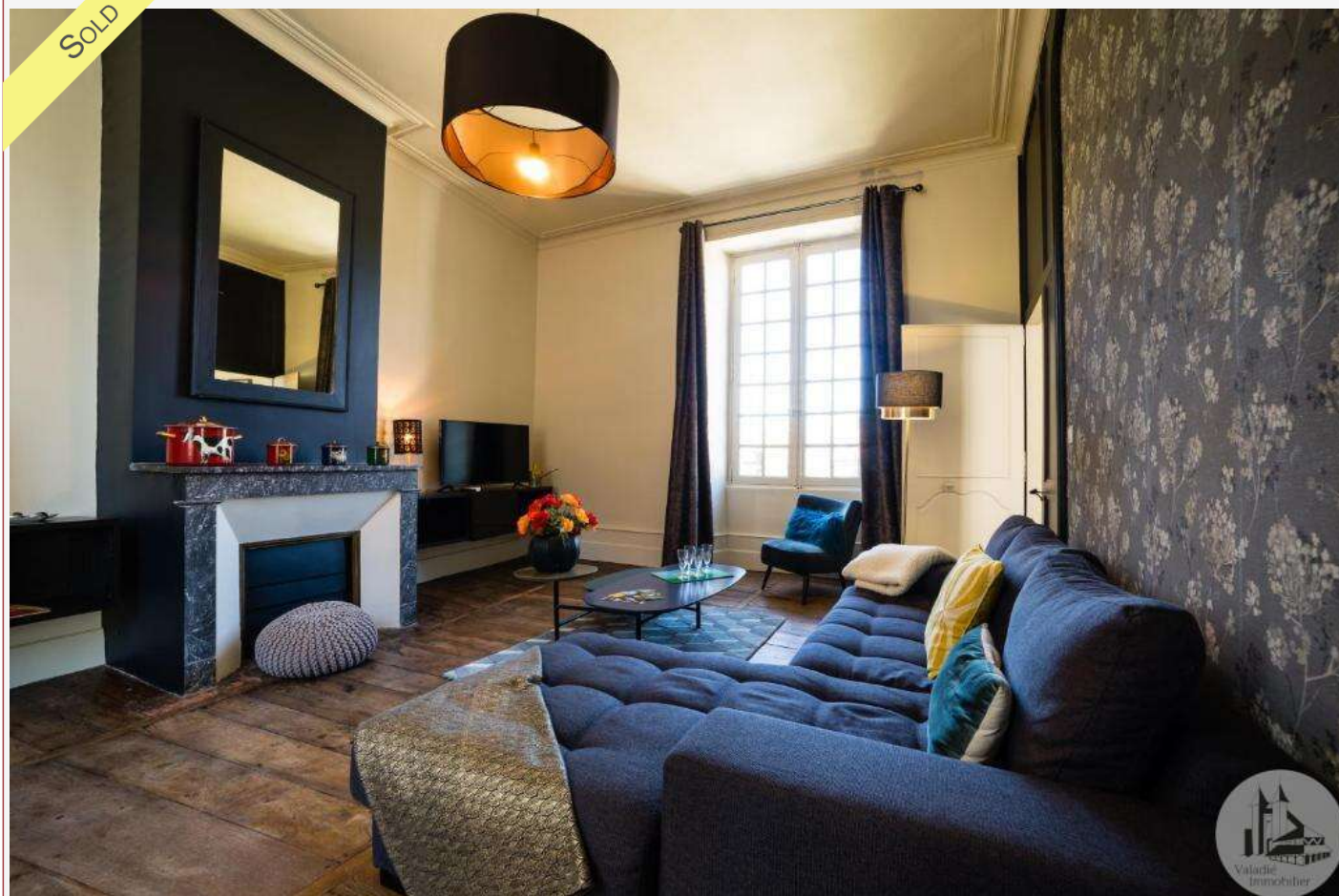


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7960

• Apartment - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 80 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Electric

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

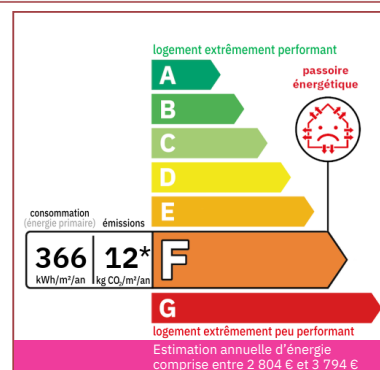
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified



In the heart of the historic center of Sarlat, on the second floor of a character building, renovated apartment of 94 m<sup>2</sup>, living room and equipped kitchen with view over the rooftops of the old town, 3 bedrooms, including 1 master suite, 2

97 m<sup>2</sup> Carrez living

80 m<sup>2</sup>

Non-binding document

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

Price fees included  
**265 000 €**  
Agency fees: 6 % VAT included\*  
Price without fees: 250 000 €  
\*The agency fees are entirely at the cost of the purchaser



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## • Description ref n°7960 •

Character building with an enclosed inner courtyard and gate with intercom.

On the second floor, the apartment comprises an entrance hall of approximately 8 m<sup>2</sup>, a fitted kitchen of approximately 20 m<sup>2</sup> with a dining area, and a living room of approximately 22 m<sup>2</sup>.

These living spaces are bright and have beautiful windows overlooking the rooftops of the old town.

A master bedroom of approximately 13 m<sup>2</sup> with its own shower room and toilet, two bedrooms of approximately 10 and 11 m<sup>2</sup>, and a bathroom of approximately 6 m<sup>2</sup>.

Electric heating - Mains drainage - ideal for a pied-à-terre or rental investment.

