



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8391

• House - Sarlat-la-Canéda •



## DETAILS

**Land surface:** 2535 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Gaz de ville + Climatisation reversible+ Cheminée Insert

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

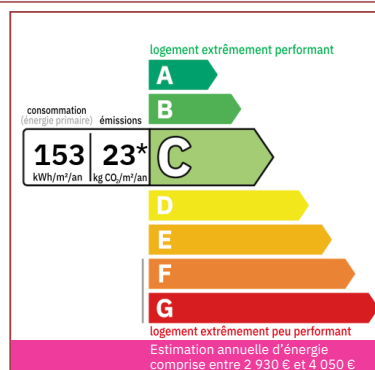
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



1km from Sarlat center, house in perfect condition of more than 200 m<sup>2</sup>, a bright living room of 52 m<sup>2</sup> and 3 bedrooms for the main house, and an independent apartment with 2 bedrooms on one level. 2 garages.

212 m<sup>2</sup> living

2 535 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  
**399 000 €**

Agency fees: 5,6 % VAT included\*  
Price without fees: 378 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°8391 •

A 10-minute walk from the town center and 300 meters from a supermarket, this restored house in perfect condition comprises a single-story independent and/or adjoining apartment of approximately 75 m<sup>2</sup>, with a 37 m<sup>2</sup> living room with an insert fireplace, a 13.50 m<sup>2</sup> bedroom/office, a second 15.20 m<sup>2</sup> bedroom, a 2.30 m<sup>2</sup> shower room, and a separate toilet. (This apartment could be suitable for a professional use.) Terrace with awning

Air conditioning/Double glazing/Roller shutter/Mosquito screen/Video surveillance alarm.

Laundry/boiler room, cellars.

Upstairs:

A main dwelling of approximately 125 m<sup>2</sup> comprising an 8.4 m<sup>2</sup> entrance/veranda, a 4.40 m<sup>2</sup> entrance hall, a very pleasant 52 m<sup>2</sup> living room with a dining room/lounge/large fitted kitchen, three bedrooms (12.5 m<sup>2</sup>, 14.30 m<sup>2</sup>, 14.80 m<sup>2</sup>), a 5 m<sup>2</sup> bathroom, a toilet, and a 7.60 m<sup>2</sup> shower room with toilet.

Town gas heating/Air conditioning/Double glazing/Roller shutters/Mosquito screen/Insulated attic/Video surveillance alarm.

Double attached garage with automatic doors/Video surveillance alarm.

2,500 m<sup>2</sup> of enclosed and landscaped land in perfect condition, with interlocking paving stone paths and courtyard, and travertine driveway and house borders.

\*Rainwater collection tank with pump.

\* Mains drainage

