

298 000 €

**Buying house**

**Surface of the living** : 26 m<sup>2</sup>

**Exposition** : Sud est

**View** : Jardin

**Hot water** : Gaz

**Inner condition** : good

**External condition** : good

**Couverture** : tiles

**Features :**

Bedroom on ground floor, double glazing,  
Laundry room, Automatic gate

4 bedroom

1 terrace

2 showers

3 WC

1 garage

1 parking

1 cellar

**Energy class (dpe)** : E

**Emission of greenhouse gases (ges)** : E

Document non contractuel

03/05/2024 - Prix T.T.C



**House 1-276 Sarlat-la-Canéda**

Located a few minutes walk from the city center, close to all shops on a fully enclosed plot of 1200 m<sup>2</sup> is this pleasant house sheltered from the noise pollution of the city. On a full basement, divided into two, including a habitable part, an independent apartment on one level with a kitchen open to the living room, a bedroom and a bathroom with toilet and the other part with a cellar, a workshop, a car garage and communicating with the upper floor of the house. The upper floor, also accessible from the outside, consists of a veranda, an entrance hall, an independent kitchen, living room, three bedrooms, a bathroom and a toilet. And finally on the top floor a fully convertible attic with already electricity, water, and radiators. Carpentry, roller shutters and the electricity of the house have just been redone recently.

**Fees and charges :**

298 000 € fees included

