

230 000 €

**Contact agency**

**Félix Immobilier La Médiévale**

4, place du 14 juillet

24200 Sarlat La Canéda

05 53 59 11 86 / felix-immobilier@orange.fr

**For sale house**

**Surface of the living** : 43 m<sup>2</sup>

**Year of construction** : 1970

**Exposition** : Est ouest

**Hot water** : Gaz

**Inner condition** : excellent

**External condition** : GOOD

**Couverture** : tiling

**Features :**

double glazing, Laundry room, CALM

3 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

**Energy class (dpe)** : B

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

Document non contractuel

17/07/2024 - Prix T.T.C



**House 1-293 Sarlat-la-Canéda**

A few minutes walk from the center of Sarlat, In a quiet area, there is this charming town house completely renovated in 2023. It has on the garden level, an entrance, a separate toilet, a laundry room, a kitchen opening onto a spacious and bright living room/living room. Upstairs there is a bathroom and three beautiful bedrooms. On enclosed grounds of approximately 500 m<sup>2</sup>, you can enjoy a pleasant balcony opening directly onto the living room with a pleasant view of the garden. It also has a large garage of around 20 m<sup>2</sup>. During the renovation the insulation of the exterior walls as well as the plaster were redone.

**Fees and charges :**

230 000 € fees included

