



# AGENCE IMMOBILIERE CIP

📞 05 53 59 00 73 | [nouvelle.cip@wanadoo.fr](mailto:nouvelle.cip@wanadoo.fr) | [www.agence-cip.fr](http://www.agence-cip.fr)

275 600 €

Buying house

5 rooms

Surface : 110 m<sup>2</sup>

Surface of the land : 800 m<sup>2</sup>

Year of construction : 1972

Exposition : Sud

View : Citadine

Hot water : Gaz

Inner condition : good

External condition : good

Couverture : tiles

Features :

Cheminée, Bedroom on ground floor, double glazing, Calme

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : C

Document non contractuel

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



## House 6569 Sarlat-la-Canéda

Charming Restored Périgourdine House with Garden Close to the Center of Sarlat  
Discover the jewel of authenticity in the heart of Sarlat. This magnificent Périgord house restored in 1973 offers a unique blend of traditional character and contemporary conveniences. Ideally located a few steps from the picturesque town center of Sarlat, this residence is a true haven of peace which combines history with modern life. Main Features : Ideal location: Enjoy the immediate proximity of the city center of Sarlat while enjoying the tranquility of a residential area. All amenities are at your fingertips, allowing you to experience the perfect harmony between city life and the comforts of your home. Outdoor space: The spacious 800m<sup>2</sup> plot offers a magnificent outdoor space where you can relax, organize meetings with friends and family, or even cultivate a lush garden. The possibilities are limitless. Interior layout: The house extends over two levels with the possibility of fitting out the attic according to your needs. With 4 generous bedrooms, each imbued with its own charm, you will have ample space to accommodate your family and guests. Modern comfort: The warm living room has an insert fireplace, creating a welcoming atmosphere for winter evenings. The independent kitchen,



embodies the essence of regional charm while meeting modern demands.

Agence Immobilière CIP - 49 rue de la République - 24200 Sarlat  
Tél: 05 53 59 00 73 - [nouvelle.cip@wanadoo.fr](mailto:nouvelle.cip@wanadoo.fr)

Fees and charges :

RCS 452 015 126 Code NAF 703A - SIRET 452 015 126 00017

275 600 € agency fees 5,66% a the responsibility of the buyer included

Document non contractuel - Barème de prix disponible sur notre site internet