Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6186 • House - Cahors •



DETAILS

Land surface: 19130 m²

Number of bedrooms: 3

Number of levels: 2

Type of heating: Electric

Drainage/sewage: Septic tank

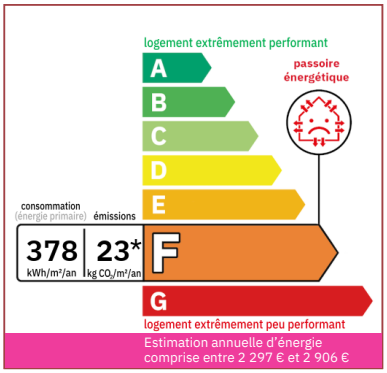
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: 1970



Located 8 minutes from the train station and the city center, this property on the heights of Cahors in the countryside will offer you a dominant view, not overlooked or cultivated on a plot of 18671 m² in the heart of nature.

130 m² living

19 130 m²

Non-binding document

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Price fees included

192 600 €

Agency fees: 7 % VAT included*
Price without fees: 180 000 €

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

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• Description ref n°6186 •

You reach this house by a small wooded path, designed by a mason in the 1970s, which has kept its character.
We climb the stairs to arrive by a boletus, giving access to the main house.
It is composed as follows:
Entrance of 7.10 m²
Living/dining room of 34.19 m² with its open Polyflame fireplace
Kitchen of 12.25 m²
Corridor of 12.06 m² dessert
Two bedrooms of 13.80 m² and 9.22 m² (partition between the two)
A bathroom / bath of 5.47 m²
A bedroom of 11.07 m²
Very beautiful doors from a carpenter have been fitted to each room.

Upstairs, we arrive on a landing of 25 m² which offers us the possibility of fitting out two additional attics: a first of 26.91 m² (low ceiling) ideal storage cupboard, and a second attic of 25.98 m² that can be converted into a bedroom.

Under the habitable part, there are two garages of 34.06 m², 38.58 m² which can each contain a car, a boiler room of 29.09 m² and a wine cellar of 22.63 m² but also accessible by an internal staircase.

Foundations have been planned around the house to make a very large terrace.

Non-compliant septic tank
Single glazing
Wooden shutters
Pool area.
Ab



