



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6941

• Apartment - Cahors •



## DETAILS

**Land surface:** 244 m<sup>2</sup>

**Number of bedrooms:** 1

**Number of levels:** 3

**Type of heating:** Gas

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

It is on the banks of the Lot that this authentic Cadurcian building is located, which has kept its character, a stone's throw from amenities and the town center, and its view of the Lot.

57 m<sup>2</sup> Carrez living

244 m<sup>2</sup>

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Price fees included

212 000 €

Agency fees: 6 % VAT included\*

Price without fees: 200 000 €

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



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## • Description ref n°6941 •

We enter through a secure gate, into a garden from where a stone staircase takes us into the entrance hall.

On the second floor, without elevator, with a view of the Lot, there is a very bright apartment of approximately 40m<sup>2</sup>, consisting of an entrance of 1.82m<sup>2</sup>, a living room of 15m<sup>2</sup>, a kitchen of 8.03m<sup>2</sup>, a bedroom of 7.12m<sup>2</sup> and a bathroom of 7.76m<sup>2</sup>.

Wooden double glazing

Wooden shutters

City gas central heating with cast iron radiators (boiler from 2008)

Everything in the sewer

A studio is located on the ground floor. It consists of a single room of approximately 20m<sup>2</sup>, with a kitchen area, a dining area, a sleeping area, and a bathroom.

Possibility of rental report.

Double wooden glazing.

Wooden shutters.

Everything in the sewer.

Electric heating

Condominium Apartments

Condominium charges of €502/year

Roof remodeled in 2023

