



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7820

• House - Cahors •



DETAILS

Land surface: 186 m²

Number of bedrooms: 7

Number of levels: 2

Type of heating: Fuel oil

Drainage/sewage: Everything in the sewer

Swimming pool: No

Ground floor living: No

Work needed: Big 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

A 10-minute walk from the center of Cahors, close to the towpath, with a commanding view of the Lot, this combination of two houses is to be renovated over 140m² of living space.

104 m² living

186 m²

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Price fees included

66 000 €

Agency fees: 10 % VAT included*

Price without fees: 60 000 €

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



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Spread over several levels, this complex offers numerous possibilities: a large family home or a possibility to split it into several apartments thanks to several entrances, with breathtaking views of the Lot River from all the north/west-facing windows, and a towpath.

Accessed from the street, it has a 10.56m² entrance hall leading to a 25m² living room, a 14.66m² living room/kitchen, a 20.51m² bedroom, an 18.39m² office or bedroom, and a 12.32m² master suite with a shower room.

Upstairs, an 8.97m² landing welcomes us and leads to a 10.31m² bedroom, a 7.67m² bathroom, and access to the attic space. A hatch provides access to the attic space above, but it cannot be converted.

A concrete staircase leads down to a 6.60m² hallway leading to three bedrooms of 10.90m², 10.83m², and 8.32m² with fitted wardrobes, all opening onto a large terrace overlooking the river. A 17.72m² cellar containing the "chappée" boiler, and two other cellars of 7.23m² and 22.03m² complete the property.

Some of the windows are double-glazed PVC, the rest are single-glazed wood or aluminum.

Mains drainage.

Two water meters.

