



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7820

• House - Cahors •



## DETAILS

**Land surface:** 186 m<sup>2</sup>

**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 140m<sup>2</sup> of living space.

104 m<sup>2</sup> living

186 m<sup>2</sup>

Frédérique Bidois

Agent commercial

Tel : 06 74 55 44 56

<https://valadie-immobilier.com>

[frederique@valadie-immobilier.com](mailto:frederique@valadie-immobilier.com)

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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## • Description ref n°7820 •

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 10.56m<sup>2</sup> entrance hall leading to a 25m<sup>2</sup> living room, a 14.66m<sup>2</sup> living room/kitchen, a 20.51m<sup>2</sup> bedroom, an 18.39m<sup>2</sup> office or bedroom, and a 12.32m<sup>2</sup> master suite with a shower room.

Upstairs, an 8.97m<sup>2</sup> landing welcomes us and leads to a 10.31m<sup>2</sup> bedroom, a 7.67m<sup>2</sup> 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 6.60m<sup>2</sup> hallway leading to three bedrooms of 10.90m<sup>2</sup>, 10.83m<sup>2</sup>, and 8.32m<sup>2</sup> with fitted wardrobes, all opening onto a large terrace overlooking the river. A 17.72m<sup>2</sup> cellar containing the "chappée" boiler, and two other cellars of 7.23m<sup>2</sup> and 22.03m<sup>2</sup> complete the property.

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

Mains drainage.

Two water meters.

