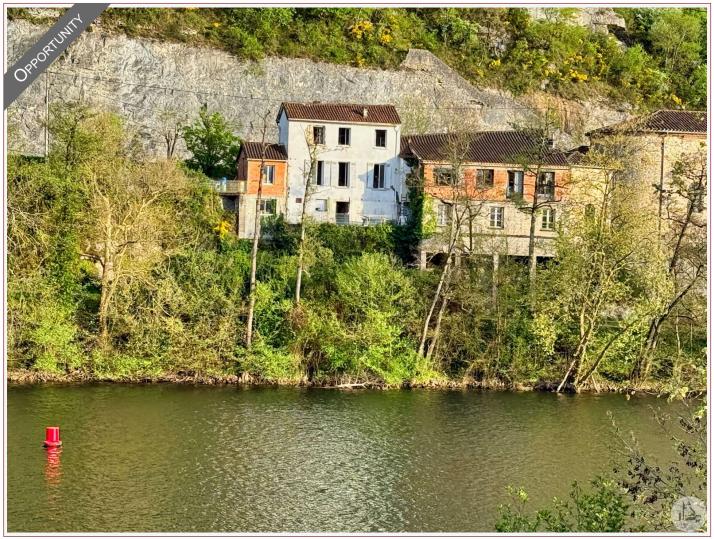


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7820

• House - Cahors •



DETAILS		Logement économe
Land surface: 186 m ²	Swimming pool: No	⁻ ≤ 50 A 51 à 90 B DPE en cours
Number of bedrooms: 7	Ground floor living: No	91 à 150 C
Number of levels: 2	Work needed: Big work	151 à 230 D
		231 à 330 E
Type of heating: Fuel oil	Fireplace: No	331 à 450 F
Drainage/sewage: Everything in the sewer	Built: Not specified	> 450 G
		Logement énergivore

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

Non-binding document

Frédérique Bidois Agent commercial Tel : 06 74 55 44 56 https://valadie-immobilier.com frederique@valadie-immobilier.com Price fees included

66 000 € Agency fees: 10 % VAT included*

of the purchaser

Price without fees: 60 000 € *The agency fees are entirely at the cost Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• 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 $10.56m^2$ entrance hall leading to a $25m^2$ living room, a $14.66m^2$ living room/kitchen, a $20.51m^2$ bedroom, an $18.39m^2$ office or bedroom, and a $12.32m^2$ 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 $6.60m^2$ hallway leading to three bedrooms of $10.90m^2$, $10.83m^2$, and $8.32m^2$ with fitted wardrobes, all opening onto a large terrace overlooking the river. A $17.72m^2$ cellar containing the "chappée" boiler, and two other cellars of $7.23m^2$ and $22.03m^2$ complete the property.

Some of the windows are double-glazed PVC, the rest are single-glazed wood or aluminum. Mains drainage. Two water meters.









