



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7978

• House - Cahors •



## DETAILS

**Land surface:** 1636 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Electric

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**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

Perched on the hillside, this 1980s house offers you more than 100m<sup>2</sup> of living space close to amenities with 1636m<sup>2</sup> of garden.

108 m<sup>2</sup> living

1 636 m<sup>2</sup>

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Price fees included

189 000 €

Agency fees: 6,8 % VAT included\*

Price without fees: 177 000 €

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





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## • Description ref n°7978 •

Built on rock in a quiet neighborhood, this house is accessed by a staircase leading to a 5.42m<sup>2</sup> entrance hall leading to a 12.63m<sup>2</sup> kitchen with access to the basement via a staircase and a door opening onto a 23.40m<sup>2</sup> veranda overlooking the garden. Then we find a bright 29.87m<sup>2</sup> living/dining room with a fireplace enclosed by an insert.

A hallway leads to the sleeping area with two bedrooms of 11.54m<sup>2</sup> and 10.99m<sup>2</sup> with beautiful parquet floors, as well as a shower/bathroom with built-in wardrobes.

In the basement, a workshop could be considered, but a garage can accommodate one car, and another room could be a guest bedroom or an office or workshop.

Heat pump heating from 2023

Double-glazed frames except for the aluminum double-glazed veranda

Attic insulation

Mains drainage

Town gas connection available

Fiberglass

