



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7993

• House - Cahors •



DETAILS

Land surface: 49 m²

Number of bedrooms: 4

Number of levels: 3

Type of heating: Gas

Drainage/sewage: Everything in the sewer

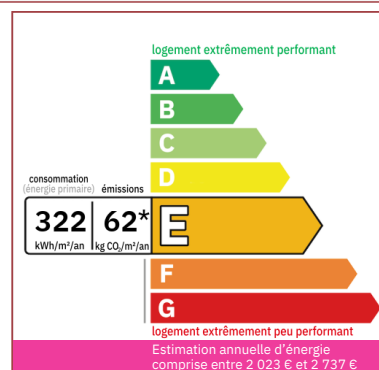
Swimming pool: No

Ground floor living: No

Work needed: Big work

Fireplace: No

Built: Not specified



Ideal for investors, this house is in the town centre of Cahors where you will have access to all amenities, schools, shops, restaurants....

105 m² living

49 m²

Non-binding document

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Price fees included

71 500 €

Agency fees: 10 % VAT included*

Price without fees: 65 000 €

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



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Located in a typical Cahors-style alleyway, this house is spread over four levels.

You enter a 9m² entrance hall that opens onto a 12.26m² living room with a 6.27m² kitchen housing the Vissmann gas boiler. These two rooms are separated by a partition.

On the same level, you'll also find a 3m² storage room, a separate toilet with a shower, a second storage room under the stairs, and access to the cellar via a staircase.

Going down to the cellar, you'll discover a 27.66m² stone and pink brick vault.

On the first floor, a 2m² landing leads to a 7.60m² shower room and two bedrooms of 14.40m² and 11.83m².

On the second floor, a 2m² landing provides access to two bedrooms of 21.81m² and 14.41m².

On the third floor, we find a 42.25m² attic space that can be converted.

Mains drainage

Town gas heating

Wooden double-glazed windows on the facade

Wooden shutters

Roof to be redone.

