



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7996

• House - Espère •



## DETAILS

**Land surface:** 9200 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

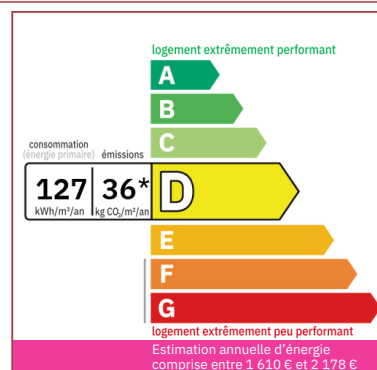
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



Located in the countryside, 10 minutes from Cahors, this 2001 house will offer you peace and space with its 9200m<sup>2</sup> of land and its 8x4m swimming pool.

160 m<sup>2</sup> living

9 200 m<sup>2</sup>

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Price fees included

261 000 €

Agency fees: 4,4 % VAT included\*

Price without fees: 250 000 €

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





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## • Description ref n°7996 •

Close to the city yet in the countryside, this property boasts a lovely flowered garden with a swimming pool and a covered terrace.

It is composed as follows:

Access is via a path through the garden leading to the garages.

Then, an entrance hall leads to a bright 52.94m<sup>2</sup> living/dining room with the option of installing a wood-burning stove, opening onto a terrace overlooking the pool. Then, a 14.31m<sup>2</sup> kitchen with a 6.59m<sup>2</sup> pantry providing access to a two-car garage. Then, a master suite: a 12m<sup>2</sup> bedroom with a 4.74m<sup>2</sup> dressing room and a 4.83m<sup>2</sup> bathroom (walk-in shower) and a separate toilet.

Upstairs, a 5.12m<sup>2</sup> landing leads to three bedrooms of 11.94m<sup>2</sup>, 12.89m<sup>2</sup>, and 11m<sup>2</sup>, as well as an 8.89m<sup>2</sup> bathroom with a separate toilet.

PVC double glazing

Aluminum shutters

Compliant septic tank

Crawl space under the covered terrace

Oil-fired underfloor heating on the ground floor and upper floor

