



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8029

• House - Cahors •



## DETAILS

**Land surface:** 3625 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

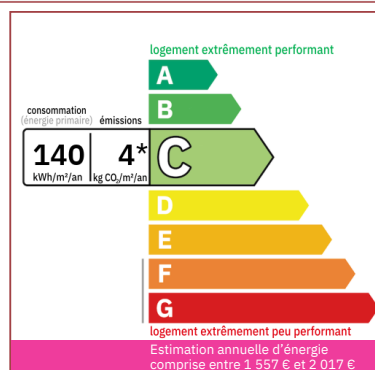
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Built in an L shape with 240m<sup>2</sup> of living space, this property is on one level but its surface area could double thanks to its upper floor, which is entirely designed to be converted, as well as its outbuildings overlooking a flower

203 m<sup>2</sup> living

3 625 m<sup>2</sup>

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Price fees included

650 000 €

Agency fees: 4,8 % VAT included\*

Price without fees: 620 000 €

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





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## • Description ref n°8029 •

Located 30 minutes from Cahors in a small Lotois village in the Greater Cahors region, where life is pleasant in peace and quiet, this property was designed, conceived, and considered to be functional and economical. It offers a mainly single-story layout with 240m<sup>2</sup> of living space, requiring no work. It has been renovated with high-quality materials and surrounded by outdoor terraces.

An additional floor of the same size, 240m<sup>2</sup>, awaits renovations to create additional bedrooms and bathrooms. It is built on a plank, and all water and electricity connections are planned, with rooms lit by portholes.

The materials on the ground floor are elegant and of high quality, carefully chosen: marble on all floors, oak parquet floors in the bedrooms, high-end double-glazed aluminum frames, most of them high-performance sliding (very thick tiles), custom-made cabinet doors...

The house is composed as follows: an exterior driveway welcomes us and reveals its facade adorned with a magnificent bull's-eye window. The rounded porch shelters us, offering a covered entrance to discover a cabinetmaker's door opening onto a spacious 48m<sup>2</sup> entrance hall that leads to the main living areas. Storage cupboards are provided under the upstairs stairs, as well as a closet hiding the water heater and electrical panel. A pellet stove, with its distribution vents, heats almost the entire house and dominates the center of the room.

Then, through custom-made doors, we discover a 43m<sup>2</sup> living/dining room with a perfectly functioning multi-flame fireplace for optimal comfort. Continuing on, a library welcomes us and could be a living room or a bedroom of over 34.87m<sup>2</sup>.

All of these floors are marble, and light streams in through high-end aluminum bay windows with access to the outdoor terrace. Everything is extremely bright!

There is also a 20m<sup>2</sup> kitchen with a terrace for meals with friends on summer evenings.

Then there are two bedrooms with beautiful oak parquet floors, measuring 20.84m<sup>2</sup> and 18.88m<sup>2</sup>, one of which is a master suite with its own 14.37m<sup>2</sup> bathroom, and a second 5m<sup>2</sup> bathroom, also on the ground floor. There is a separate toilet.

