

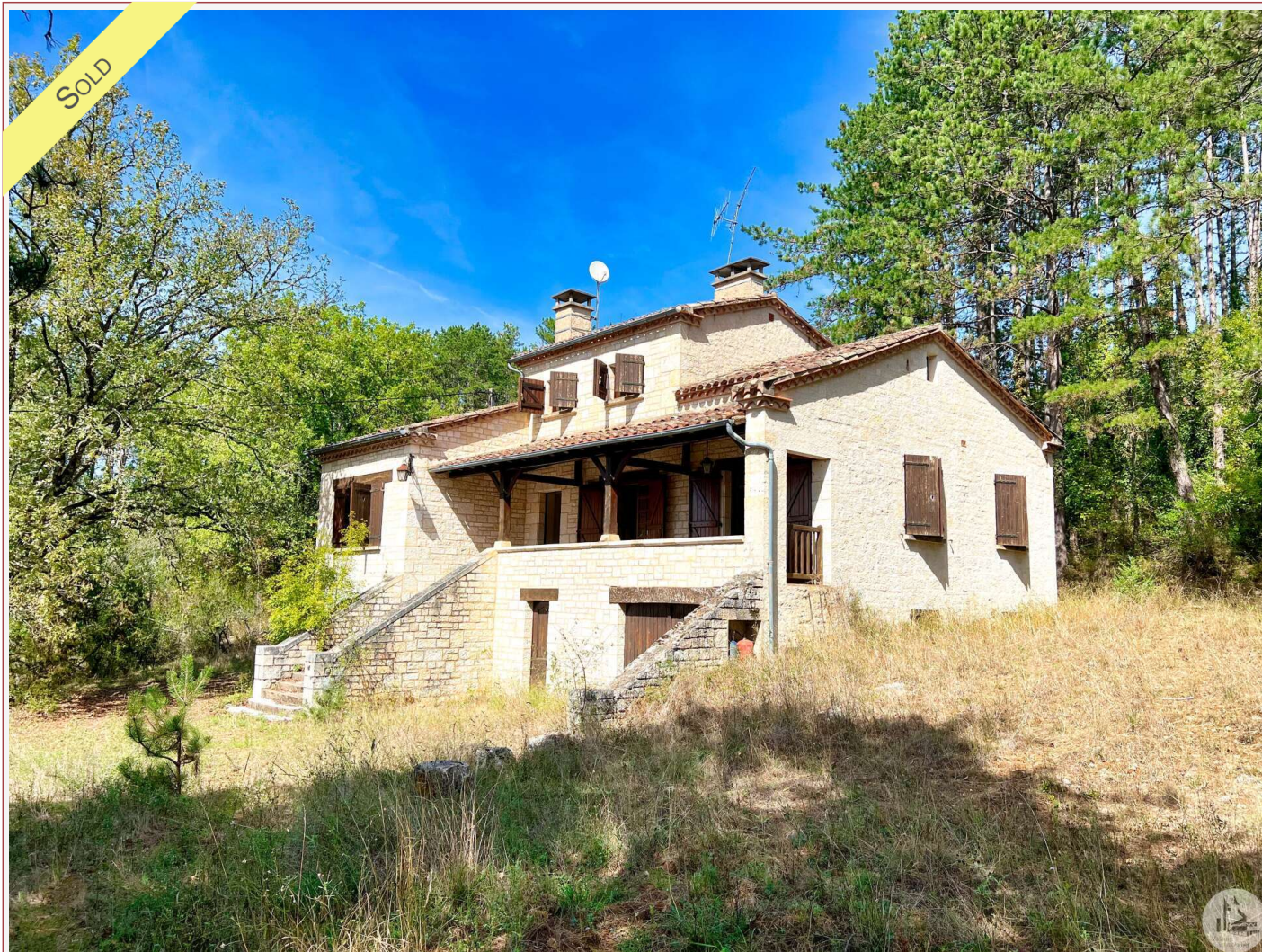


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6186

• House - Cahors •



## DETAILS

**Land surface:** 19130 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

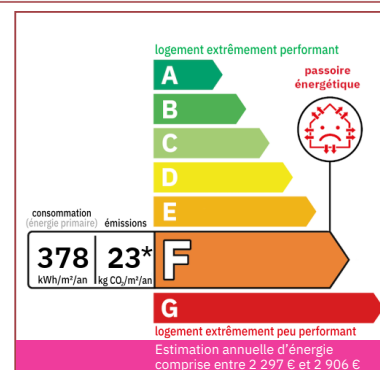
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1970



Located 8 minutes from the train station and the city center, this property on the heights of Cahors in the countryside will offer you a dominant view, not overlooked or cultivated on a plot of 18671 m<sup>2</sup> in the heart of nature.

130 m<sup>2</sup> living

19 130 m<sup>2</sup>

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Price fees included

192 600 €

Agency fees: 7 % VAT included\*

Price without fees: 180 000 €

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



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## • Description ref n°6186 •

You reach this house by a small wooded path, designed by a mason in the 1970s, which has kept its character.  
We climb the stairs to arrive by a boletus, giving access to the main house.

It is composed as follows:

Entrance of 7.10 m<sup>2</sup>

Living/dining room of 34.19 m<sup>2</sup> with its open Polyflame fireplace

Kitchen of 12.25 m<sup>2</sup>

Corridor of 12.06 m<sup>2</sup> dessert

Two bedrooms of 13.80 m<sup>2</sup> and 9.22 m<sup>2</sup> (partition between the two)

A bathroom / bath of 5.47 m<sup>2</sup>

A bedroom of 11.07 m<sup>2</sup>

Very beautiful doors from a carpenter have been fitted to each room.

Upstairs, we arrive on a landing of 25 m<sup>2</sup> which offers us the possibility of fitting out two additional attics: a first of 26.91 m<sup>2</sup> (low ceiling) ideal storage cupboard, and a second attic of 25.98 m<sup>2</sup> that can be converted into a bedroom.

Under the habitable part, there are two garages of 34.06 m<sup>2</sup>, 38.58 m<sup>2</sup> which can each contain a car, a boiler room of 29.09 m<sup>2</sup> and a wine cellar of 22.63 m<sup>2</sup> but also accessible by an internal staircase.

Foundations have been planned around the house to make a very large terrace.

Non-compliant septic tank

Single glazing

Wooden shutters

Pool area.

Ab

