



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7768

• Apartment - Cahors •



## DETAILS

Land surface: 0 m<sup>2</sup>

Number of bedrooms: 1

Number of levels: 2

Type of heating: Gas

Drainage/sewage: Everything in the sewer

Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: No

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

With a view of the Lot, this apartment will welcome you without any work, on the second floor of a very secure, Cadurcian building.

57 m<sup>2</sup> Carrez living

No field

Non-binding document

Frédérique Bidois

Agent commercial

Tel : 06 74 55 44 56

<https://www.valadie-immobilier.com>

[frederique@valadie-immobilier.com](mailto:frederique@valadie-immobilier.com)

Price fees included

159 000 €

Agency fees: 6 % VAT included\*

Price without fees: 150 000 €

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



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## • Description ref n°7768 •

You enter through a secure gate into a garden, from where a stone staircase leads to the entrance hall.

On the second floor, without an elevator, overlooking the Lot River, you'll find a very bright apartment of approximately 40m<sup>2</sup>, comprising a 1.82m<sup>2</sup> entrance hall, a 15m<sup>2</sup> living room, an 8.03m<sup>2</sup> kitchen, a 7.12m<sup>2</sup> bedroom, and a 7.76m<sup>2</sup> bathroom.

Double-glazed wooden windows

Wooden shutters

City gas central heating with cast iron radiators (boiler from 2008)

Mains drainage

A 20m<sup>2</sup> storage room on the ground floor offers storage space for your bicycle...

