



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7978

• House - Cahors •



DETAILS

Land surface: 1636 m²

Number of bedrooms: 2

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Everything in the sewer

Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes closed hearth

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

Perched on the hillside, this 1980s house offers you more than 100m² of living space close to amenities with 1636m² of garden.

108 m² living

1 636 m²

Frédérique Bidois

Agent commercial

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Price fees included

196 000 €

Agency fees: 5,9 % VAT included*

Price without fees: 185 000 €

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



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Built on rock in a quiet neighborhood, this house is accessed by a staircase leading to a 5.42m² entrance hall leading to a 12.63m² kitchen with access to the basement via a staircase and a door opening onto a 23.40m² veranda overlooking the garden. Then we find a bright 29.87m² living/dining room with a fireplace enclosed by an insert.

A hallway leads to the sleeping area with two bedrooms of 11.54m² and 10.99m² with beautiful parquet floors, as well as a shower/bathroom with built-in wardrobes.

In the basement, a workshop could be considered, but a garage can accommodate one car, and another room could be a guest bedroom or an office or workshop.

Heat pump heating from 2023

Double-glazed frames except for the aluminum double-glazed veranda

Attic insulation

Mains drainage

Town gas connection available

Fiberglass

