



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7996

• House - Espère •



DETAILS

Land surface: 9200 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

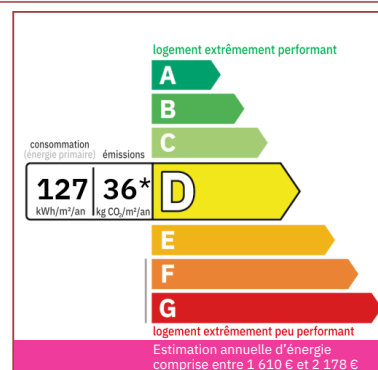
Swimming pool: Yes

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 9200m² of land and its 8x4m swimming pool.

160 m² living

9 200 m²

Frédérique Bidois

Agent commercial

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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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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 52.94m² living/dining room with the option of installing a wood-burning stove, opening onto a terrace overlooking the pool. Then, a 14.31m² kitchen with a 6.59m² pantry providing access to a two-car garage. Then, a master suite: a 12m² bedroom with a 4.74m² dressing room and a 4.83m² bathroom (walk-in shower) and a separate toilet.

Upstairs, a 5.12m² landing leads to three bedrooms of 11.94m², 12.89m², and 11m², as well as an 8.89m² 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

