



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8050

• House - Cahors •



## DETAILS

**Land surface:** 2474 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**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

Close to 15 minutes from Cahors and 1 hour from Figeac, this house hidden under the trees in the heart of nature is a place where peace and quiet are essential with its fully secure 11x5m swimming pool.

55 m<sup>2</sup> living

2 474 m<sup>2</sup>

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Price fees included

203 000 €

Agency fees: 6,8 % VAT included\*

Price without fees: 190 000 €

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





# Agence Immobilière Valadié

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## • Description ref n°8050 •

A small country road leads you to this place, with its house built in 2000, surrounded by a flower-filled garden with trees. It's very well insulated and easy to heat, with an 11x5m pool where nothing needs to be done, just set up your furniture.

A beautiful terrace overlooking the fields welcomes us into a bright, open-plan living room/kitchen measuring 28.55m<sup>2</sup> with its aluminum-framed bay windows, leading to two bedrooms measuring 9.33m<sup>2</sup> and 8.41m<sup>2</sup>, each with built-in wardrobes and sliding doors. Then, a 4.39m<sup>2</sup> shower room with double sinks and a separate toilet.

PVC double-glazed frames except for aluminum bay windows

Underfloor heating with oil-fired boiler

Compliant septic tank

Under the house is a 16.67m<sup>2</sup> garage access for one (small) car and contains the "Vissmann" oil-fired boiler, the oil tank, and the pool house.

The pool liner is from 2023

A rainwater tank collects rainwater

This reference could be combined with reference 8051 on our agency's website.

