



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8051

• House - Cahors •



DETAILS

Land surface: 1408 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: Fuel oil

Drainage/sewage: Septic tank

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

In the heart of nature, this property with its outbuilding is located near Cahors, 15 minutes away, and Figeac, 1 hour away.

74 m² living

1 408 m²

Frédérique Bidois

Agent commercial

Tel : 06 74 55 44 56

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

frederique@valadie-immobilier.com

Price fees included

285 000 €

Agency fees: 5,6 % VAT included*

Price without fees: 270 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°8051 •

Everything is turnkey and no work is required for this house, accessible via a 36m² terrace with a barbecue opening onto the surrounding countryside, not overlooked.

You enter a fully equipped kitchen, then a living room with plenty of natural light thanks to its aluminum bay windows.

Then there are three bedrooms of 10.76m², 12.39m², and 11.31m², as well as a 5.79m² bathroom with double sinks. There is a separate toilet.

Under the house, you access a 43.16m² garage containing the "De Dietrich" oil-fired boiler and the oil tank.

In the garden, full of flowers and trees, a small path leads to the 50m² outbuilding, which could be used as an additional garage, a workshop/garage, or converted into a gîte, as it has water, electricity, and two PVC windows. There is a roof terrace.

PVC double glazing except for aluminum bay windows

Oil-fired underfloor heating

Compliant septic tank

This reference may be combined with reference 8050 on our agency's website.

