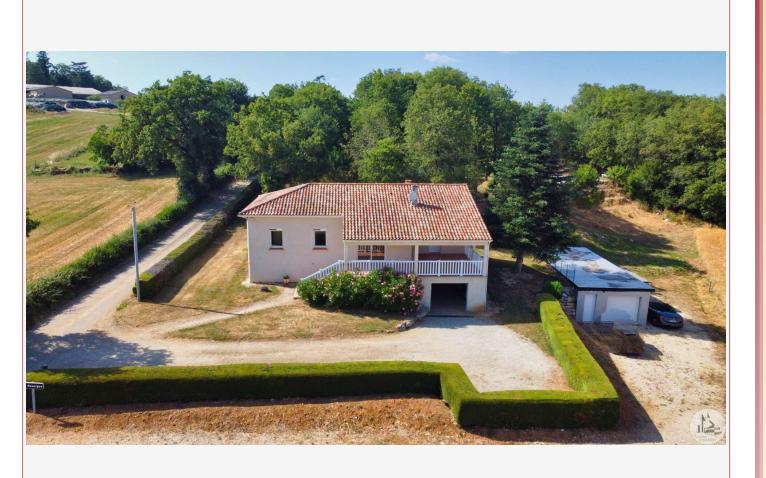


## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 8051 • House - Cahors •



## **DETAILS**

Land surface: 1408 m<sup>2</sup>

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 DPE en cours

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

...

Logement énergivore

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

74 m<sup>2</sup> living

1 408 m<sup>2</sup>

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

Non-binding document



## 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 36m<sup>2</sup> 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 10.76m<sup>2</sup>, 12.39m<sup>2</sup>, and 11.31m<sup>2</sup>, as well as a 5.79m<sup>2</sup> bathroom with double sinks. There is a separate toilet.

Under the house, you access a 43.16m<sup>2</sup> 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.









