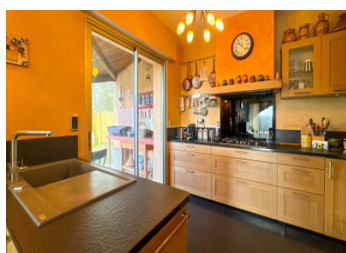
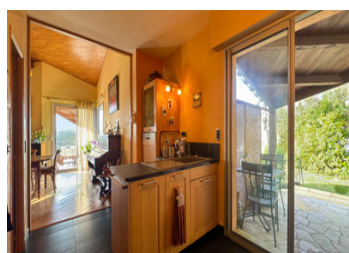


Architect house with pool, 4 bedrooms, 3 baths, views, quiet location, 10 mins from Cahors



## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Cahors  |
| Department: | Lot     |
| Bed:        | 4       |
| Bath:       | 3       |
| Floor:      | 157 m2  |
| Plot Size:  | 3307 m2 |

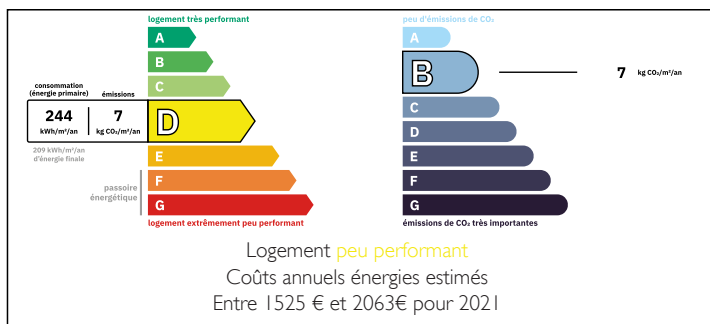
## IN BRIEF

Discover this stunning 4-bedroom home in a private, sought-after, residential area of Cahors. Nestled in a peaceful, green and wooded setting, the property enjoys open views over the valley and exceptional privacy.

Designed mainly on one level, the house features a bright, spacious living and dining area with direct access to a covered terrace, plus a fully equipped kitchen opening onto a second terrace. The ground floor also offers a master suite with shower and WC, two additional bedrooms, a family bathroom, and separate WC. Upstairs, a fourth bedroom with its own shower room and WC provides ideal guest accommodation.

The lower ground level includes a wine cellar and workshop. A garage and carport add practicality, while the landscaped 3,300 m<sup>2</sup> garden with swimming pool (with 180° views) creates a perfect outdoor retreat. A rare opportunity combining comfort, space and...

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 2006 EUR**

## NOTES

## DESCRIPTION

### GROUND FLOOR:

Entrance hall (10,65 m<sup>2</sup> open to the living room  
Living room/dining room (46 m<sup>2</sup>) cathedral style, with fireplace & wood insert, sliding doors to the terrace (with 180° views) and the swimming pool  
Kitchen (13,3 m<sup>2</sup>) fully fitted Häcker kitchen, sliding doors to covered terrace

Hallway (4,45 m<sup>2</sup>)

Bedroom 1 (15,25 m<sup>2</sup>) with sliding doors to terrace, built-in wardrobes

Bathroom (7,3 m<sup>2</sup>) with twin basin, bath, shower, built-in storage

WC (1,5 m<sup>2</sup>)

Bedroom 2 (1,4 m<sup>2</sup>) with built-in wardrobe, sliding doors to terrace

Office (6,7 m<sup>2</sup>)

Utility room (12,45 m<sup>2</sup>) with exterior door, wash basin

Bedroom 3 (8,6 m<sup>2</sup>) with built-in wardrobes and en suite bathroom (2,8 m<sup>2</sup>) with wash basin, shower and WC

### FIRST FLOOR:

Bedroom 4 (10,35 m<sup>2</sup>) with en suite bathroom (4 m<sup>2</sup>) with wash basin, shower and WC

### EXTRA:

Swimming pool 10 m x 5 m, salt pool, liner renewed 5 years ago

Covered terrace with stunning views

Under the terrace : technical room/storage (26 m<sup>2</sup>) and wine cellar (14,5 m<sup>2</sup>)

Greenhouse (12,85 m<sup>2</sup>)

Garage (28,8 m<sup>2</sup>)

Car port (19,65 m<sup>2</sup>)

The property benefits from alu double glazing, electric shutters, and electric heating, and is south-west facing

Cahors ville : 7 km

Montauban : 65 km

Brive airport : 90 km

Bergerac airport : 108 km

Toulouse airport : 110 km