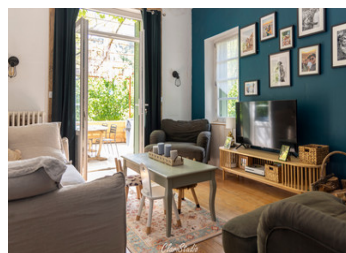


Charming Family Home with Pool, Outdoor Living & 4000m of Grounds, walking distance to Historic Cahors Centre



INFORMATION

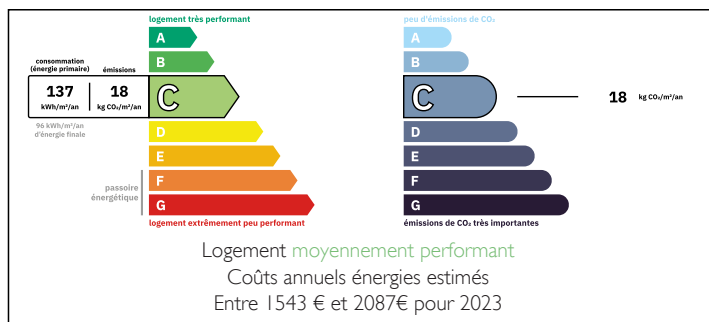
Town:	Cahors
Department:	Lot
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	5623 m2



IN BRIEF

Nestled in a peaceful green setting just a short walk from the heart of Cahors, this beautifully renovated 1940s family home offers the perfect blend of tranquillity and convenience. With 140m² of living space, 3 bedrooms, 2 bathrooms, a swimming pool, sunny terraces, outdoor entertaining areas and 4,000m² of land, the property enjoys a privileged location in the sought-after Cabessut district, at the foot of Mont Saint-Cyr and only 7 minutes on foot from the cathedral and historic centre.

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.



DESCRIPTION

Located in one of the most desirable residential areas of Cahors, this charming detached house enjoys a rare setting: surrounded by greenery and absolute calm, yet only a stone's throw from shops, schools, restaurants and the historic old town.

Built in the 1940s and full of character, the property offers approximately 140m² of bright and welcoming living space over two floors. The house benefits from an ideal south-west exposure, allowing sunlight to flood the interiors throughout the day.

The ground floor comprises an entrance hall, a separate WC, a bathroom with bathtub and a comfortable 13m² bedroom. A hallway leads to the fully equipped kitchen and spacious living area, opening onto a lovely office/library space. Large openings connect the living areas directly to the terrace and poolside outdoor kitchen, creating a seamless indoor-outdoor lifestyle perfect for entertaining and family living.

Upstairs are two further bedrooms, including a beautiful master suite with dressing room and en-suite shower room with WC. The second upstairs bedroom measures approximately 11m², and there is also a 5m² landing area.

Outside, the property truly comes into its own. The landscaped grounds extend to approximately 4,000m², including around 500m² of fully usable garden space. On the west side, the pool area features a superb outdoor entertaining space with dining area, brazier, pergola and mature wisteria draped over a travertine terrace. The east-facing garden includes a chicken coop and natural hillside surroundings leading towards the peaceful "Côte des Ânes".

The 8m x 4m chlorine swimming pool, renovated...

LOCAL TAXES

Taxe foncière: 573 EUR

NOTES