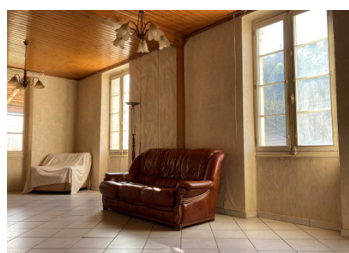


Family Home – 145 m – 5 Bedrooms – Over 4,000 m of Land – Outbuilding – Close to the Town Centre



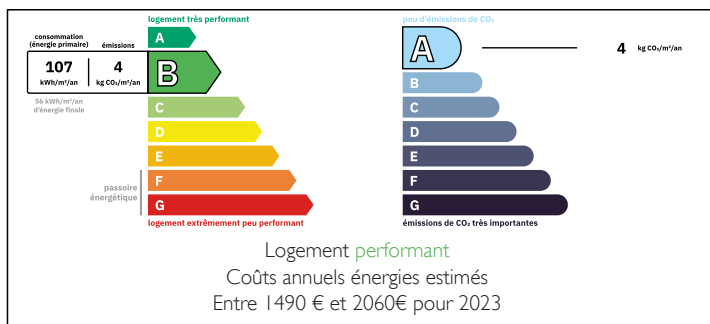
INFORMATION

Town:	Cahors
Department:	Lot
Bed:	5
Bath:	1
Floor:	145 m2
Plot Size:	3600 m2

IN BRIEF

Just a short walk from the town centre, this spacious 145 m² family home offers 8 rooms, including 5 bedrooms, and sits on a plot of over 4,000 m². The property includes a full basement, a 30 m² outbuilding, and two garages. With an EPC rating of B and a heat pump installed in 2019, it provides excellent energy efficiency. Some interior finishing works are required, offering great potential to customize the home to your own taste.

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 just a short walk from the town centre, this spacious 145 m² family home with a full basement offers generous living space and excellent potential.

The property comprises 8 rooms, including a bright living area and 5 bedrooms, making it ideal for a large family, remote working, or hosting guests.

Outside, the house sits on a plot of more than 4,000 m², providing plenty of space for gardening, leisure, or future landscaping projects. A 30 m² outbuilding and two garages complete the property.

The home is highly energy efficient, with an Energy Performance Certificate (EPC) rating of B, thanks to a heat pump installed in 2019, ensuring economical and environmentally friendly heating.

Some interior finishing works are required, giving the new owner the opportunity to personalize the property to their own style and needs.

Key features:

- 145 m² of living space
- 8 rooms, including 5 bedrooms
- Full basement
- Plot of over 4,000 m²
- 30 m² outbuilding
- Two garages
- Heat pump installed in 2019
- EPC rating: B
- Walking distance to the town centre
- Excellent renovation and customization potential

An ideal opportunity for buyers looking for a spacious, energy-efficient family home with extensive outdoor space and great potential in a sought-after location.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 2600 EUR

NOTES