LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48573ENM46 Price: 230 000 EUR

agency fees to be paid by the seller

**Very well-maintained house in Cahors offering nearly 150 m of living space, 4 bedrooms, garage, and garden.**















## INFORMATION

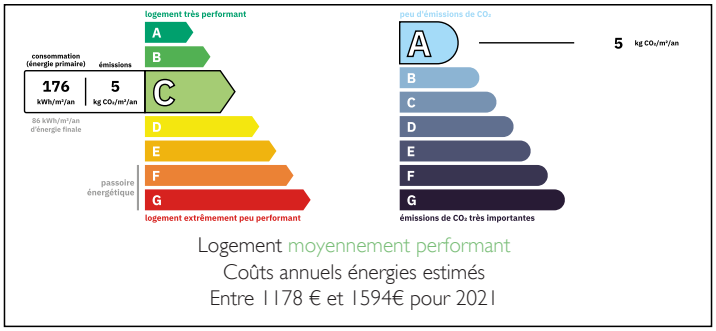
| | |
|---|---|
| Town: | Cahors |
| Department: | Lot |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 145 m2 |
| Plot Size: | 512 m2 |

## IN BRIEF

House in perfect condition and very well maintained, with a full basement, offering 112 m² of heated living space plus an additional ground-floor studio. All shops within immediate walking distance. Dual-aspect living room with an insert fireplace of over 33 m², fitted and equipped kitchen with recent appliances measuring 12.7 m². Two bedrooms of 12 m², a bathroom, and a toilet on the main living level, plus an 18 m² mezzanine, a 15.5 m² bedroom, and a shower room upstairs.

On the lower level: a 28 m² studio with a water point, laundry room, wine cellar, and garage.

## ENERGY - DPE




Logement moyennement performant

Coûts annuels énergies estimés

Entre 1178 € et 1594€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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# DESCRIPTION

House in perfect condition and very well maintained, with a full basement, offering 112 m² of heated living space plus an additional ground-floor studio. All shops within immediate walking distance. Dual-aspect living room with an insert fireplace of over 33 m², fitted and equipped kitchen with recent appliances measuring 12.7 m². Two bedrooms of 12 m², a bathroom, and a toilet on the main living level, plus an 18 m² mezzanine, a 15.5 m² bedroom, and a shower room upstairs.
On the lower level: a 28 m² studio with a water point, laundry room, wine cellar, and garage.

Electric roller shutters.

Fiber optic internet.

Heating via reversible heat pump, electric radiators, and a wood-burning insert.

On the lower level: a 28 m² studio with a water point, laundry room and other utility rooms, wine cellar, and garage.

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

# NOTES

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