LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48796ENM46 Price: 226 000 EUR

agency fees to be paid by the seller

165 m 8-room house with 5 bedrooms in Cahors on a 700 m garden, featuring 2 garages and optional storage spa















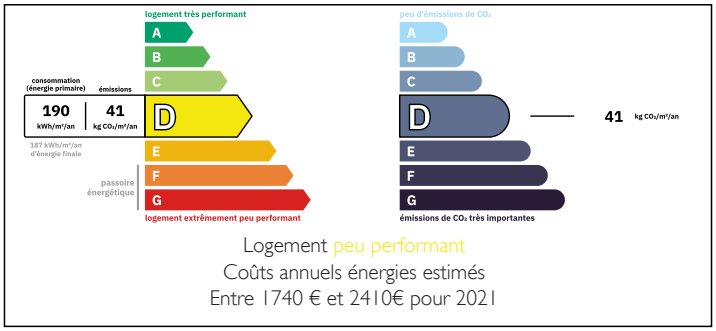
INFORMATION

Town:	Cahors
Department:	Lot
Bed:	5
Bath:	3
Floor:	165 m2
Plot Size:	700 m2

IN BRIEF

Large 1972 house in a quiet area, featuring spacious reception areas.
Living room, dining room, and heated veranda total nearly 70 m².
Separate kitchen.
2 bedrooms, a bathroom, and a WC on the main level.
2 bedrooms and a shower room on the upper floor.
1 bedroom and a shower room on the lower level.
2 garages.
Several rooms and storage spaces.
Lovely views to the west.
Wooded plot of over 700 m².
Bus stop right nearby.
All shops very close by.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1740 € et 2410€ 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.
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DESCRIPTION

Large 1972 house in a quiet area, featuring spacious reception areas.
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2 bedrooms and a shower room on the upper floor.
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Several rooms and storage spaces.
Lovely views to the west.
Wooded plot of over 700 m².
Bus stop right nearby.
All shops very close by.
Mains gas central heating.
Mains drainage.

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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