# MAISONNS CHATERAUX



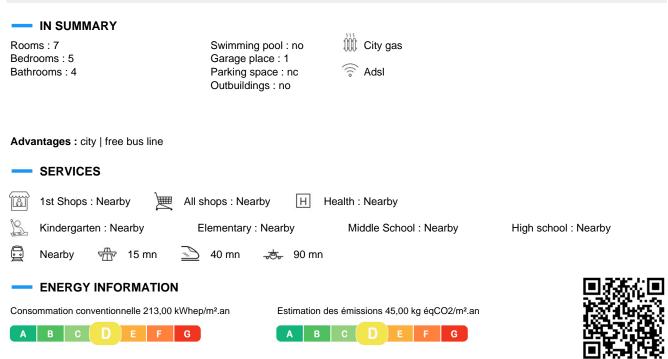
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### Cahors, 5 bedrooms, land 2626 m<sup>2</sup> piscinable, herringbone parquet floors

• Area Cahors

Habitable : 200 m <sup>2</sup>	Contraction Usable :	330 m²	A Land : 2 626 m <sup>2</sup>	240 000 €	

**Villa for sale Lot.** Cahors, large house built in 1969 on 3 levels over cellars, offering 200 m<sup>2</sup> of living space on a 2,626 m<sup>2</sup> plot of land with trees. This house offers beautiful spaces including a fitted kitchen of 15 m<sup>2</sup>, a living room with a beautiful herringbone parquet floor of 30 m<sup>2</sup> opening onto a veranda of 31 m<sup>2</sup> and 5 spacious bedrooms from 16 to 21 m<sup>2</sup>, three of which with shower room and one on the garden level.



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## MAISONSELLER DE PRESTIGE & DE CARACTERE

### DESCRIPTION

Garden level :

Entrance: 11.95 m<sup>2</sup>

Bedroom 1 : 17,10 m<sup>2</sup>

Bedroom 2 : 21,51 m<sup>2</sup> With shower room: 1,96 m<sup>2</sup> And access to the laundry room : 10,06 m

Access to the garage: 21,57 m<sup>2</sup> Wc : 1,14 m<sup>2</sup>

First floor :

Landing : 8,83 m<sup>2</sup>

Kitchen : 14,66 m<sup>2</sup>

Wc : 1,36 m<sup>2</sup>

Bathroom: 6,25 m<sup>2</sup> With shower.

Office : 13,73 m<sup>2</sup>

Bedroom 3: 16.30 m<sup>2</sup> With herringbone walnut floor.

Living room / dining room: 29.37 m<sup>2</sup>. With herringbone walnut flooring. Air conditioning. Fireplace. Access to the veranda: 31.26 m<sup>2</sup>.

Second floor:

Landing : 6,48 m<sup>2</sup>

Bedroom 4 : 16,92 m<sup>2</sup> With shower room : 3,31 m<sup>2</sup>.

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Bedroom 5 : 16,42 m<sup>2</sup> With shower room : 3,31 m<sup>2</sup>

Attic : 22 m<sup>2</sup>

In the basement, 3 cellar spaces for a total of 85 m<sup>2</sup>. With town gas boiler of 2015.

Outside:

Covered terrace in front of the entrance: 30,88 m<sup>2</sup>. Terrace all around the house. Flat land of 2,626 m<sup>2</sup>, with fruit trees: cherry trees, walnut trees, fig trees, peach trees, hazelnut trees.

Technical specifications :

Wooden joinery single glazing except for the veranda PVC. Heating system: town gas, boiler from 2015. Air conditioning in the dining room. Sewage system with mains drainage. Roof from 2011. 2 gates, 1 electric with intercom.

This charming house from 1969 is well maintained and needs to be refreshed to bring it up to date.

