



Ref : 9723LRC

Cahors, 5 bedrooms, land 2626 m² piscinable, herringbone parquet floors

Area **Cahors**



Habitable : 200 m²



Usable : 330 m²



Land : 2 626 m²

240 000 €

Villa for sale Lot. Cahors, large house built in 1969 on 3 levels over cellars, offering 200 m² of living space on a 2,626 m² plot of land with trees. This house offers beautiful spaces including a fitted kitchen of 15 m², a living room with a beautiful herringbone parquet floor of 30 m² opening onto a veranda of 31 m² and 5 spacious bedrooms from 16 to 21 m², three of which with shower room and one on the garden level.

IN SUMMARY

Rooms : 7
Bedrooms : 5
Bathrooms : 4

Swimming pool : no
Garage place : 1
Parking space : nc
Outbuildings : no



City gas



Adsl

Advantages : city | free bus line

SERVICES



1st Shops : Nearby



All shops : Nearby



Health : Nearby



Kindergarten : Nearby

Elementary : Nearby

Middle School : Nearby

High school : Nearby



Nearby



15 mn



40 mn



90 mn

ENERGY INFORMATION

Consommation conventionnelle 213,00 kWhep/m².an

Estimation des émissions 45,00 kg éqCO₂/m².an



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— DESCRIPTION

Garden level :

Entrance: 11.95 m²

Bedroom 1 : 17,10 m²

Bedroom 2 : 21,51 m²

With shower room: 1,96 m²

And access to the laundry room : 10,06 m

Access to the garage: 21,57 m²

Wc : 1,14 m²

First floor :

Landing : 8,83 m²

Kitchen : 14,66 m²

Wc : 1,36 m²

Bathroom: 6,25 m²

With shower.

Office : 13,73 m²

Bedroom 3: 16.30 m²

With herringbone walnut floor.

Living room / dining room: 29.37 m².

With herringbone walnut flooring. Air conditioning.

Fireplace.

Access to the veranda: 31.26 m².

Second floor:

Landing : 6,48 m²

Bedroom 4 : 16,92 m²

With shower room : 3,31 m².

Bedroom 5 : 16,42 m²
With shower room : 3,31 m²

Attic : 22 m²

In the basement, 3 cellar spaces for a total of 85 m².
With town gas boiler of 2015.

Outside:

Covered terrace in front of the entrance: 30,88 m².
Terrace all around the house.
Flat land of 2,626 m², 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.

Are you interested ?



Marie

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