



Ref : 9501DTA

### Low energy consumption house, 5 mns from Cahors town center

Area



Habitable : 106 m<sup>2</sup>



Usable : 0 m<sup>2</sup>



Land : 4 020 m<sup>2</sup>

269 000 €

**Villa for sale Lot.** New single-storey house located only 5 minutes from the centre of Cahors on a 4080 m<sup>2</sup> plot. Built in 2018, this house offers more than 100 m<sup>2</sup> with 3 bedrooms and a double garage. Wooded grounds and quiet environment while being close to shops and services.

#### IN SUMMARY

Rooms : 4  
Bedrooms : 3  
Bathrooms : 1

Swimming pool : no  
Garage place : 2  
Parking space : nc  
Outbuildings : yes



Heat pump



Adsl

**Advantages :** Low energy consumption house, 2018, under ten-year warranty | Nice environment close to Cahors

#### SERVICES



1st Shops : 2 mn



All shops : 5 mn



Health : 5 mn



Elementary : 2 mn

Middle School : 2 mn

High school : 2 mn



5 mn



15 mn



90 mn

#### ENERGY INFORMATION

Consommation conventionnelle 0,00 kWh/m<sup>2</sup>.an  
Pas de données

Estimation des émissions 0,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an  
Pas de données

A

B

C

D

E

F

G

A

B

C

D

E

F

G



#### Maisons & Chateaux

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## DESCRIPTION

Entrance to living room with fitted cupboard

Large lounge/living room with open kitchen, tiled floor, two large bay windows, one opening on to the terrace, 58m²,

Fitted kitchen with central island and equipped: oven, microwave, dishwasher, hotplates, double sink.

A toilet

Door on corridor serving the night part

3 bedrooms of 10.5, 12 and 10.5 with cupboards, roller shutters, tiled floor

A bathroom with Italian shower and double washbasin, 7m².

A toilet

Garage of 47 m² with two motorized and insulated doors, door leading to the kitchen, door opening onto the garden and terrace.

Terrace

Underfloor heating, heat pump.

House built in 2018, under ten-year warranty, low energy consumption.

Beautiful quiet environment, at the end of the road, on a wooded plot, while being close to shops, schools and services.

Are you interested ?



Marie

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