



Ref : 9505DTA

Close to Cahors, contemporary house with 3 bedrooms, garden and basement

Area



Habitable : 95 m²



Usable : 0 m²



Land : 758 m²

179 000 €

Villa for sale Lot. Less than 10 minutes from Cahors, on the heights, this pleasant house of about 95 m² has a large bright living room with open kitchen, 3 bedrooms, a large basement all on a fenced garden of 758m² with gate.

IN SUMMARY

Rooms : 4
Bedrooms : 3
Bathrooms : 1

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

Electricity

Adsl

Advantages : Close to Cahors | No work to plan

SERVICES



1st Shops : 2 mn



All shops : 8 mn



Health : 8 mn



Elementary : 2 mn

Middle School : 8 mn

High school : 8 mn



8 mn



12 mn



90 mn

ENERGY INFORMATION

Consommation conventionnelle 198,00 kWh/m².an

Estimation des émissions 8,00 kg éqCO₂/m².an

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— DESCRIPTION

Entrance via a porch,

Entrance with cupboards, 4.65 m²,

Large bright living room with lounge area around a fireplace with wood stove, French windows opening onto the terrace and garden, 31.5 m².

Kitchen area open to the living room, fitted and equipped with oven, hood and induction hobs, 12.5 m²

A few steps lead to the night space with a corridor and then 3 bedrooms with parquet floor and built-in cupboards, 10.5, 13 and 11 m².

A toilet and a bathroom with bath and sink, 6 m².

In the basement a room used as a laundry room of 12 m², a cellar room for storage of 9 m² and a large garage of 27 m².

Electric underfloor heating

Recent roof insulation

Double glazing

Fenced garden.

This house has been recently repainted and is immediately habitable.

Are you interested ?



Marie

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