



Ref : 9668LRC

Architect's house with swimming pool and view over the city

Area CAHORS



Habitable : 145 m²



Usable : 236 m²



Land : 3 237 m²

525 000 €

Luxurious residence for sale Lot. In Cahors, architect house offering 145 m² of net living space, on a raised ground of 3 237 m². The house built on a rock, offers three half-levels and is composed of 3 bedrooms, one of which is en suite. Outside, a beautiful swimming pool with its pool house, without opposite, a garage and a workshop. Two minutes from downtown.

IN SUMMARY

Rooms : 6
Bedrooms : 3
Bathrooms : 1

Swimming pool : yes
Garage place : 1
Parking space : 3
Outbuildings : no



Heat pump



Adsl

Advantages : In the city | Dominant position

SERVICES



1st Shops : 3 mn



All shops : 3 mn



Health : 5 mn



Elementary : 3 mn

Middle School : 5 mn

High school : 5 mn



3 mn



10 mn



90 mn



90 mn

ENERGY INFORMATION

Consommation conventionnelle 159,00 kWh/m².an

Estimation des émissions 9,00 kg éqCO₂/m².an



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

— DESCRIPTION

Garden level :

Entrance hall : 3,90 m².

Dining room : 25,87 m².

With open fireplace.

Kitchen : 11,08 m²

With access to the cellar.

Cellar : 2,05 m².

Living room : 23,53 m².

Veranda : 15,17 m²

Circulation : 3,30 m²

Wc : 1,23 m²

With hand wash basin.

Office in mezzanine : 16,81 m².

Bedroom 1 : 18,32 m²

With Italian shower.

Bedroom 2 : 9,5 m²

Bedroom 3 : 20 m²

With mezzanine

Wc 2 : 1,77 m².

With hand wash basin.

Outside :

Garage : 16,12 m²

Workshop : 31,74 m

Swimming pool : 10 X 5 m, with chlorine

Pool house : 24,51 m².
With bar, wc and shower.

Technical :

Joinery : Wood and PVC.
Heating: Floor heating by heat pump.
Alarm system and video surveillance.
Centralized vacuum system.

This house in a privileged position two minutes from downtown offers a dominant view of the city in each of its rooms.

Are you interested ?



Marie

(+33) (0)5 65 35 63 32

contact@maisonsetchateaux.com



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com