



Ref : 9677LRC

**In the heart of Cahors, house with vaulted cellar, garage, 4 bedrooms**

Area **CAHORS CENTRE**



Habitable : 155 m<sup>2</sup>



Usable : 238 m<sup>2</sup>



Land : nc

216 000 €

**Apartment for sale Lot.** Town house, located in the old part of Cahors, built on 3 levels on vaulted cellar and offering 155 m<sup>2</sup> of living space. On the first floor, garage with motorized opening, a storage room, a workshop and an entrance. The second floor is dedicated to the night space with 4 bedrooms, including a master suite. On the second floor, living room, kitchen, dining room and terrace overlooking the roofs.

### IN SUMMARY

Rooms : 6  
Bedrooms : 4  
Bathrooms : 2

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

City gas

Adsl

**Advantages :** Historical center of Cahors | Close to all services

### SERVICES



1st Shops : 2 mn



All shops : 2 mn



Health : 5 mn



Elementary : 5 mn

Middle School : 5 mn

High school : 5 mn



5 mn



10 mn



90 mn



90 mn

### ENERGY INFORMATION

Consommation conventionnelle 97,00 kWh/m<sup>2</sup>.an

Estimation des émissions 22,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



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## — DESCRIPTION

First floor:

Garage: 37.88 m<sup>2</sup>

With laundry space and boiler. Motorized garage door.

Storage room : 9,95 m<sup>2</sup>.

Workshop : 19,39 m<sup>2</sup>.

Heated room.

Interior courtyard : 17,30 m<sup>2</sup>.

Access by the garage

Entrance : 10,08 m<sup>2</sup>

Exposed beams.

On the second floor :

Landing: 8,51 m<sup>2</sup>.

Exposed beams.

Bedroom 1 : 9 m<sup>2</sup>.

Bedroom 2 : 9,30 m<sup>2</sup>.

Wc : 1,33 m<sup>2</sup>.

With hand washbasin.

Bedroom 3 (parental) : 27,75 m<sup>2</sup>

With bathtub, balneo shower, towel dryer and separate toilet.

Bedroom 4 : 15,16 m<sup>2</sup>

To renovate. With access to a shower room.

Shower room : 4,50 m<sup>2</sup>.

To restore.

Second floor :

Living room: 26,77 m<sup>2</sup>.

With fireplace and exposed beams and an access to the terrace.

Circulation : 2,30 m².

Kitchen and dining room : 26,90 m².

With access to the terrace.

Storeroom : 2,41 m²

Terrace : 17,50 m².

Technique:

Mode of heating: town gas

Presence of video surveillance in the garage, on the front of the house and on the floor.

Main drainage

Centralized vacuum

Woodwork: aluminum with roller shutters and closing by wire motorization.

This house is located in a very quiet street in the heart of the historic center of Cahors.

Are you interested ?



Marie

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