



Ref : 9678LRC

**Cahors, architect house early 20th, built on cellars, garage, garden**

Area **CAHORS**



Habitable : 317 m²



Usable : 512 m²



Land : 537 m²

390 000 €

**Luxurious residence for sale Lot.** In the heart of Cahors, architect house dating back from the beginning of the 20th century, with all its original features preserved. Composed of 7 bedrooms, 2 shower rooms, a library office, a living room, a veranda. The cellars are accessible by a winter garden from the kitchen. Outside a wooded plot of 537 m² with garage and small outbuilding.

#### IN SUMMARY

Rooms : 11  
Bedrooms : 7  
Bathrooms : 3

Swimming pool : no  
Garage place : 1  
Parking space : 2  
Outbuildings : yes



City gas



Adsl

**Advantages :** City house | Spacious

#### SERVICES



1st Shops : Nearby



All shops : Nearby



Health : Nearby



Elementary : Nearby

Middle School : Nearby

High school : Nearby



Nearby



10 mn



90 mn



90 mn

#### ENERGY INFORMATION

Consommation conventionnelle 154,00 kWh/m².an

Estimation des émissions 21,00 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

First floor :

Entrance hall : 14,7 m².

With a height under ceiling of 3,46 m.

Corridor / circulation : 33,79 m².

Living room : 26,52 m².

With fireplace.

Dining room: 21,26 m²

With fireplace.

Veranda: 31,59 m²

Office Library (made to measure): 18,10 m².

With access to a bedroom.

Wc : 2,04 m²

Bedroom 1 : 13,76 m²

With access to the library office.

Bedroom 2: 22,57 m²

With bathroom / shower : 12,60 m².

Kitchen : 11,02 m²

With access to the winter garden : 32,55 m².

Floor:

Corridor / circulation : 25,96 m².

Serving 5 bedrooms and a toilet.

Bedroom 3 : 21 m²

With shower room / wc : 4,32 m².

With access to roof terrace : 30 m².

Fireplace.

Bedroom 4 : 14,30 m²

Bedroom 5 : 12,70 m<sup>2</sup>

Bedroom 6 : 15,50 m<sup>2</sup>

With watchtower access : 4.57m<sup>2</sup>

Bedroom 7 : 12,40 m<sup>2</sup>

Wc : 5 m<sup>2</sup>

Basement :

Cellar 1 : 36,70 m<sup>2</sup>

Cellar 2 : 34,94 m<sup>2</sup>

Cellar 3 : 46,16 m<sup>2</sup>

Cellar 4 : 10,24 m<sup>2</sup>

Vaulted cellar 5: 12,45 m<sup>2</sup>

Cellar 6 (projection room) : 33,60 m<sup>2</sup>

Outside :

L-shaped outbuilding with garage: 21,3 m<sup>2</sup>.

Technique:

Heating mode: town gas with Viessmann boiler.

Water softener.

Sanitary water: 5 cumulus of different sizes.

Are you interested ?



Marie

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

[contact@maisonsetchateaux.com](mailto:contact@maisonsetchateaux.com)



**Maisons & Chateaux**

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

[contact@maisonsetchateaux.com](mailto:contact@maisonsetchateaux.com)