



REAL ESTATE
PRESTIGE & CHARACTER

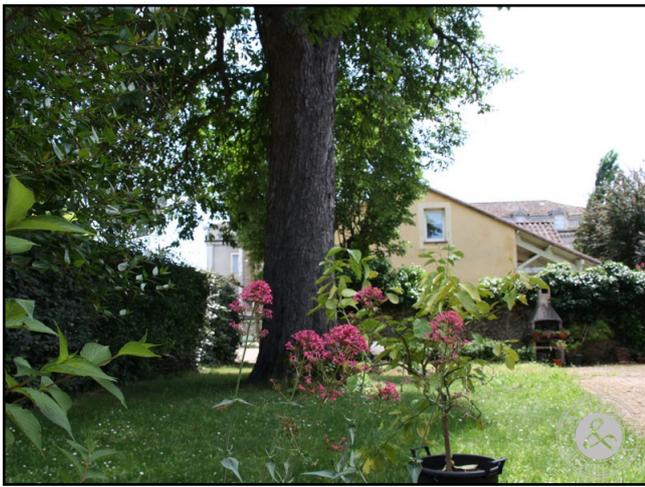


- 📞 Ref : **9411DTA**
- 📞 Price : **259 000 €**
- 📞 Location : **Lot**



Rare in Cahors centre, town house with 7 rooms with garden of about 300m² with garage converted into semi-independent accommodation, ideal for furnished rental, garage and carport. A serene place , very private.





Ref : 9411DTA	Location
Living space : 132 m² Total potential : 170 m² Land surface : 405 m² Dependences : yes Pool : no Advantages : Town centre Pleasant garden	  Department : Lot
Price : 259 000 €	

Fees to be paid by the vendor

Full description

Rare in Cahors centre, large 7-room town house with a garden of about 300m² with semi-independent accommodation, ideal for student furnished rental or parental accommodation, garage and car shelter. Quiet yet close to all amenities, this contemporary house of about 135 m² of living space has recently been refreshed: new paintings, bay windows, gutters, it offers a lot of comfort, in a serene and private location whilst being in close proximity to all services and shops.

On the ground floor

Entrance porch of about 10 m² with handcrafted wooden beams, tiled floor

Wooden entrance door, 3-point security

Opens onto a large 40 m² lounge/dining room with fireplace with wood burning stove, 2 bay windows, roller shutters and double glazing.

The TV corner is attic with a ceiling height of 3.80 m with abalone wood staircase and abalone burr steps leading to the 1st floor.

The living room communicates with the kitchen via a brick arch

Kitchen of about 10 m², fitted and equipped, dishwasher, oven, integrated fridge, microwave, 3-burner gas hob, marble work plan, hood, stainless steel sink, glass door leading to an outside terrace covered with Virginia vine.

Lobby with built-in cupboards and toilets.

Access from the living room to the laundry room/garage area of about 28 m² with water heater, insulated and motorized garage door

Semi-buried cellar, clay soil of 6 m².

Door from the garage to the part converted into independent accommodation.

On the first floor

The abalone wood staircase leads to the first floor, parquet floor in natural vitrified wood.

Bedroom 1 with built-in cupboards and East double glazing window, 11.40 m².

Corridor of 7 m² with integrated cupboards with custom-made oak doors matching the doors of the bedrooms



and bathrooms.

Bedroom 2 with creeping ceilings and exposed beams, east window, 13.70 m².

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Shower room: Shower cabin, bidet, double wooden basin, exotic wood floor, integrated cupboards.

Bathroom: Balneo bathtub with "bird" designer earthenware, toilet, double basin sink unit, towel warmer.

Bedroom 3: 13 m² and dressing room area with cupboards of 2 m².

Accommodation with independent access from the outside

Access ramp for people with reduced mobility

Living room / dining room 15 m² with 3m² fitted kitchen area

Room of 9 m² with shower room of 3.20 m² with sleeping cabin, toilet and washbasin

Carport and several parking spaces

Garden of about 300 m² with a large chestnut lawn closed by a hedge of various species and a terrace part with self-locking paving stones with barbecue and dining area under a pergola covered with vines.

Access via a secure portal.

Family house immediately habitable in the heart of downtown while being quiet and close to all amenities.

