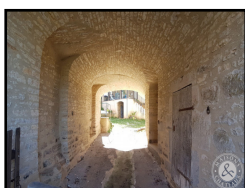




REAL ESTATE
PRESTIGE & CHARACTER



Ref : 9655LRC

Price : 99 000 €

Location : Lot / Cahors et périphérie de Cahors



Near Cahors, in a village 5 min from all shops, house with 3 bedrooms, living room, dining room with fireplace, shower room with toilet, laundry room and kitchen with its stone sink. A beautiful room with stone floor on the first floor.



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Ref : 9655LRC	Location
Living space : 159 m² Total potential : 289 m² Land surface : nc Dependences : no Pool : no Advantages : 3 bedrooms Beautiful volumes	  Department : Lot Region : Cahors et périphérie de Cahors
Price : 99 000 €	

Fees to be paid by the vendor

Full description

Near Cahors, in a village at 5 min from all shops, house of 159 m² living space, composed on the first floor, of a beautiful room with stone floor and 2 outside accesses. On the second floor, 3 bedrooms, a living room, a dining room with inglenook, a shower room with toilet, a laundry room and a kitchen with its stone sink. On the second floor, an attic with access to the pigeon house.

Heating by communal boiler and sanitation with mains drainage.

Possibility of development for trade, workshop or rental project for investor.

Possibility of acquiring in addition a non adjoining convertible barn and its land of 345 m².

Floor 1 :

Dining room : 22.35 m².
With inglenook.

Living room : 32.79 m².
With fireplace.

Kitchen : 10.16 m².
With stone sink.

Room 1 : 11.20 m²

Bedroom 2 : 21.12 m².
With access to the shower room.

Room 3 : 15.33 m² with access to the laundry room.
With access to the laundry room.



Shower-room with toilet : 7.05 m².

Laundry room : 8.41 m².

Floor 2 :

Attic : 103 m².

With access to the pigeon house.

First floor :

Beautiful room with stone floor: 30.75 m².

With water point and 2 outside accesses.

Shed: 8.60 m².

With communal boiler room.

Cellar: 16.50 m².

With water point.

Technique:

Mode of heating : communal wood boiler.

Main drainage

Carpentry: single glazing.



Absence de factures de consommations relevées d'énergies, le Diagnostic de performance énergétique ne peut pas être classé dans son étiquette logement économe ainsi que dans son étiquette d'émission de GES.			
Consommations énergétiques (en énergie primaire) pour le chauffage, la production d'eau chaude sanitaire et le refroidissement		Émissions de gaz à effet de serre (GES) pour le chauffage, la production d'eau chaude sanitaire et le refroidissement	
Consommation conventionnelle : Pas de données		Estimation des émissions : Pas de données	
Logement économe ≤ 50 A 51 à 90 B 91 à 150 C 151 à 230 D 231 à 330 E 331 à 450 F > 450 G Logement énergivore	Logement 0 kWhEP/m².an	Faible émission de GES ≤ 5 A 6 à 10 B 11 à 20 C 21 à 35 D 36 à 55 E 56 à 80 F > 80 G Forte émission de GES	Logement 0 kg éqCO₂/m².an

