



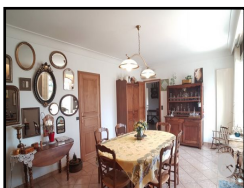
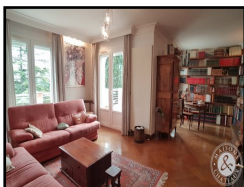
## REAL ESTATE PRESTIGE & CHARACTER



📞 Ref : **9833LRC**

📞 Price : **532 000 €**

📞 Location : **Lot / Cahors et périphérie de Cahors**



Property offering 4 bedrooms, swimming pool, tennis court, double garage and an independent garage with car pit, on a plot of 2,3 Ha. In a dominant position with views over the countryside, situated in a quiet area. Connected to the fibre





Ref : 9833LRC

## Location

Living space : **200 m<sup>2</sup>**  
Total potential : **350 m<sup>2</sup>**  
Land surface : **2,3 Ha**  
Dependences : **yes**  
Pool : **yes**  
Advantages :  
**Quiet area**  
**Near Cahors**



Department : **Lot**

Region : **Cahors et périphérie de Cahors**

Price : **532 000 €**

Fees to be paid by the vendor

## Full description

Family home located on the hills only 10 minutes from the centre of Cahors, enjoying a peaceful country setting with a lovely view. It offers on the ground floor, 3 bedrooms, a spacious kitchen, a dining room and a living room with views and access to the terrace. In the basement, with access either through the house or independently from the outside, there is a hallway leading to a bedroom with access to a second covered terrace, a bathroom, a toilet, a boiler room - laundry room, a double garage, a workshop and an air conditioned wine cellar. Outside, a second garage with a car pit under the pool terrace, a tennis court, a pleasant swimming pool and a summer kitchen. This property is situated on a 2.3 hectare plot of land consisting of woods and meadow. Advantageous property tax at the gates of Cahors.

Ground floor:

Entrance : 14 m<sup>2</sup>

Room 1 / office: 13.68 m<sup>2</sup>

With integrated wall cupboard

Fitted kitchen: 14.90 m<sup>2</sup>

Equipped with an oven and a hotplate

Dining room: 24 m<sup>2</sup>

With access to the terrace

Living room: 30 m<sup>2</sup>

With open fireplace and access to the terrace

Toilet: 1.5 m<sup>2</sup>



With hand wash basin

Bedroom 2: 14.50 m<sup>2</sup>

With built-in cupboard

Bedroom 3: 15 m<sup>2</sup>

With built-in cupboard and access to the terrace

Shower room: 6 m<sup>2</sup>

With double washbasin and towel dryer

Basement :

Circulation of 19 m<sup>2</sup> serving :

Bathroom : 7,50 m<sup>2</sup>

Bedroom 4: 22 m<sup>2</sup>

With an access to the second covered terrace

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

Boiler room - laundry room: 20 m<sup>2</sup>

With boiler and oil tank

Double garage: 40 m<sup>2</sup>

With water points

Workshop: 22,50 m<sup>2</sup>

With water softener

Wine cellar: 10,5 m<sup>2</sup>

with Air-conditioned

Outside :

Garage: 64 m<sup>2</sup>

With car pit

Swimming pool : 10 x 5 m

Salt treatment, liner in reinforced PVC, automatic solar shutter, depth 1,40 m approximately



Terrace on the ground floor: 58 m<sup>2</sup>

Terrace in the basement: 64 m<sup>2</sup>

Technical specifications:

Mode of heating: Oil with boiler VIESSMANN

The whole house is air-conditioned

Carpentry: PVC with electric shutter and a centralized control of closing in the office

Electrical circuit: three-phase

Internet connection: The house is connected to the fiber

Sanitation: Septic tank

This charming family home is situated in a quiet country setting, just outside Cahors. It will delight you with its location and living environment. Its two terraces and swimming pool will allow you to enjoy the view of the surrounding countryside and its tennis court, swimming pool and summer kitchen will allow you to share good times with family or friends. Low property tax.

