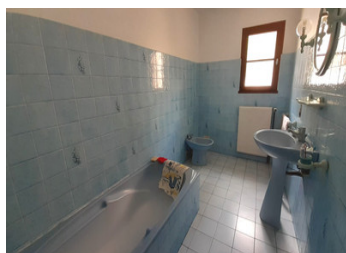


House 117 m (4 bedrooms) with small garden 150 m at 20 mn from Cahors



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Cahors             |
| Department: | Lot                |
| Bed:        | 4                  |
| Bath:       | 1                  |
| Floor:      | 117 m <sup>2</sup> |
| Plot Size:  | 150 m <sup>2</sup> |



## IN BRIEF

Village house 117 m<sup>2</sup>, with garden 150 m<sup>2</sup> not overlooked, near Cahors.

House sound and in good condition.

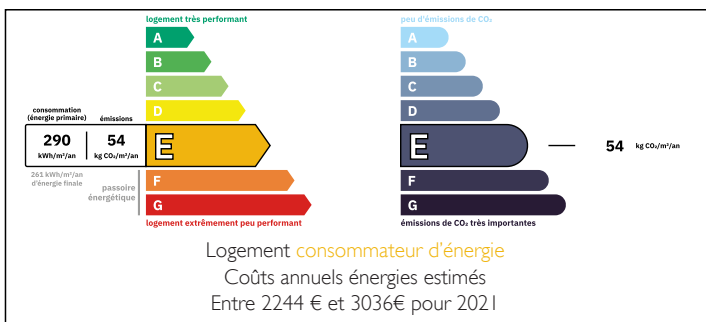
Ground floor: living/dining room (27.5 m<sup>2</sup>) with wood burner, kitchen (13.5 m<sup>2</sup>), WC and direct access to the cellar (17.5 m<sup>2</sup>) and garage (15.7 m<sup>2</sup>).

First floor: 4 bedrooms (12 to 15 m<sup>2</sup>), 2 of which face the garden, 1 bathroom (6.3 m<sup>2</sup>), 1 shower room, 1 separate WC. Large cupboard on the landing.

Mains drainage.

In a village with main amenities and primary school at just 20 minutes from Cahors.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

null

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>



## LOCAL TAXES

Taxe foncière: 995 EUR

Taxe habitation: EUR

## NOTES