

Immaculate single-storey home with garden, low running costs and easy access to Cahors



INFORMATION

Town:	Cahors
Department:	Lot
Bed:	2
Bath:	1
Floor:	80 m ²
Plot Size:	586 m ²

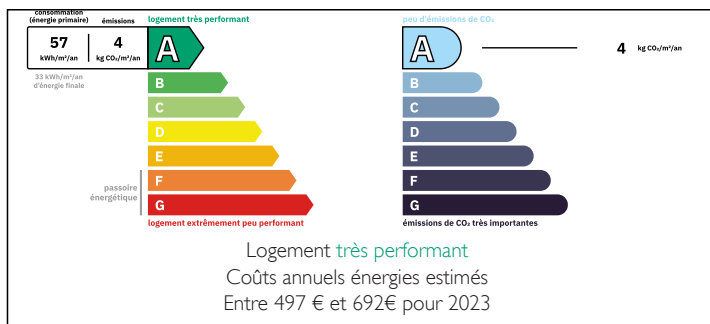


IN BRIEF

Ready to move into and requiring no work, this modern single-level home offers comfortable, low-maintenance living just minutes from the centre of Cahors.

With a private enclosed garden, sunny terrace and excellent energy efficiency, it is ideal for those seeking convenience, comfort and easy everyday living.

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.



LOCAL TAXES

Taxe foncière: 357 EUR

NOTES

DESCRIPTION

Located in a peaceful residential area just 5 minutes from the centre of Cahors, this modern bungalow-style home built in 2015 offers comfortable, practical living with very low maintenance requirements.

The property provides approximately 80 m² of living space and sits on an enclosed 586 m² garden plot with open views and easy-to-manage outdoor space.

Inside, the bright and welcoming living area features an open-plan fitted and fully equipped kitchen, creating a sociable and functional space for everyday living.

An adjoining utility room/pantry adds useful storage and laundry space.

Air conditioning in the main living area ensures year-round comfort, while direct access leads onto a pleasant terrace fitted with a retractable awning — perfect for outdoor dining and relaxing. The property already benefits from a chimney flue, allowing for the installation of a wood-burning stove if desired. The terrace benefits from a remote-controlled electric awning, creating a comfortable shaded outdoor living space. The delightful rear garden benefits from lovely uninterrupted views over the surrounding countryside and hills.

The sleeping accommodation comprises three bedrooms of approximately 10 m² each, all with built-in wardrobes, including one air-conditioned bedroom. The bathroom includes both a shower and a bathtub, and there is also a separate WC.

The property offers private parking for several cars to the front, accessed via an electric gate.

Built to modern standards, the house benefits from an efficient heating system and very low energy consumption, helping to keep running costs under control. The property is presented in excellent...