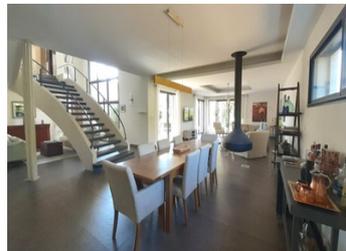
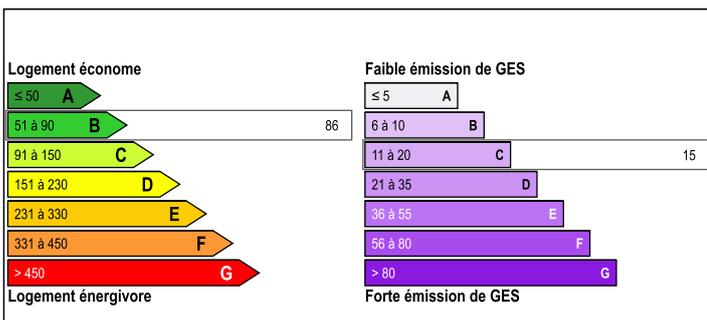


Magnificent architect-designed house (4 bedrooms, 3 bathrooms) in the countryside, guest house, swimming pool



## ENERGY - DPE



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Cahors              |
| Department: | Lot                 |
| Bed:        | 5                   |
| Bath:       | 4                   |
| Floor:      | 280 m <sup>2</sup>  |
| Plot Size:  | 7661 m <sup>2</sup> |

## IN BRIEF

Superb contemporary house built in 2012 (280 m<sup>2</sup>), in a quiet place, just on the edge of a little town, on a lovely 7660 m<sup>2</sup> wooded plot.

Very bright house comprising, on the ground floor, a superb living room of over 100 m<sup>2</sup> with lounge, dining room and very well equipped kitchen. 4 spacious bedrooms (36, 31, 21, 18 m<sup>2</sup>), 3 with en suite shower rooms and 2 with dressing rooms.

Quality fixtures and fittings: underfloor gas heating, reversible air conditioning, etc.

Double entrance for easy access for people with reduced mobility.

NICE GITE / GUEST HOUSE (52 m<sup>2</sup>) comprising lounge with kitchen, bedroom and bathroom.

OUTBUILDING: double garage with workshop.  
WINE CELLAR

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

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



## LOCAL TAXES

**Taxe foncière: 2480 EUR**

**Taxe habitation: EUR**

## NOTES