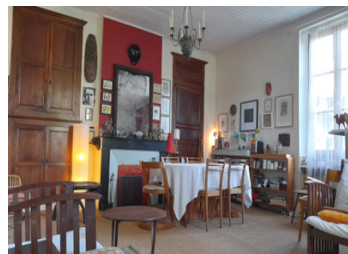
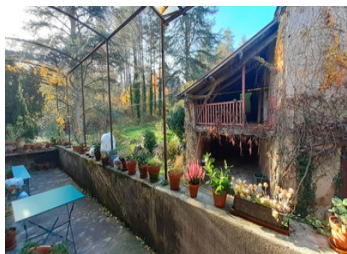


Near Cahors house 100 m (2 bedrooms) + 104 m partly renovated, outbuilding, building land, 3782 m



INFORMATION

Town:	Cahors
Department:	Lot
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	3782 m2

IN BRIEF

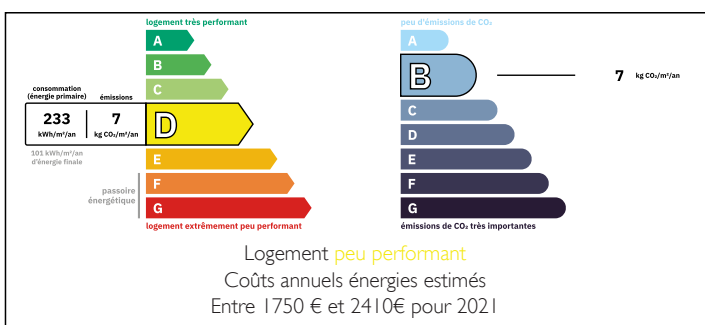
Discover this delightful house of almost 100 m², nestling on a lovely plot of building land of 3782 m², just 7 km from the charming town of Cahors. With a 104 m² first floor that can be converted as you wish, this property offers incredible potential for more than 200 m² of living space.

The house comprises, on a single level :

- a living room of almost 30 m²,
- a kitchen (16 m²),
- 2 bedrooms (15 m²)
- a shower room with WC (4.7 m²)

Upstairs, a vast 104 m² room, already partially fitted out (insulation in the ceiling, beautiful parquet flooring, double glazing) awaits you. Imagine the possibilities: additional bedrooms, shower room... all without too much work!

ENERGY - DPE



Recent heat pump heating. Double glazed windows.

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:	1631 EUR
Taxe habitation:	EUR

NOTES