

Single-storey house (3 bedrooms) in a residential area, in Bégoux, close to Cahors on land of 616 m

EXCLUSIVE



## INFORMATION

Town:	Cahors
Department:	Lot
Bed:	3
Bath:	1
Floor:	95 m <sup>2</sup>
Plot Size:	616 m <sup>2</sup>



## IN BRIEF

Attractive single-storey house of 95 m<sup>2</sup>, built in 1990, in a quiet residential area in Bégoux, very close to Cahors. Pleasant enclosed garden with trees of 616 m<sup>2</sup>.



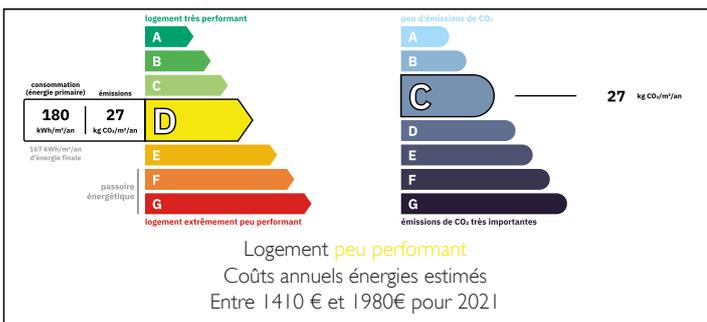
The house comprises a bright kitchen with bay window (15.4 m<sup>2</sup>), a living/dining room with fireplace insert (25.5 m<sup>2</sup>), two bedrooms with cupboards (10.7 and 8.3 m<sup>2</sup>), one room of 7.3 m<sup>2</sup>, a shower room and a separate toilet.

In the basement, there is a third bedroom of 11.4 m<sup>2</sup> and a toilet.



Access from inside to a large basement including garage/workshop/storage room (53 m<sup>2</sup>). Possibility of additional conversion, with one bedroom and one toilet already in place.

## ENERGY - DPE



Double glazing. Gas heating. Mains drainage.

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

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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: 2152 EUR

Taxe habitation: EUR

## NOTES