

Attractive 112m Quercy property with two floors, covered terrace, attic potential and separate workshop.



INFORMATION

Town:	Cahors
Department:	Lot
Bed:	3
Bath:	2
Floor:	112 m ²
Plot Size:	9 m ²



IN BRIEF

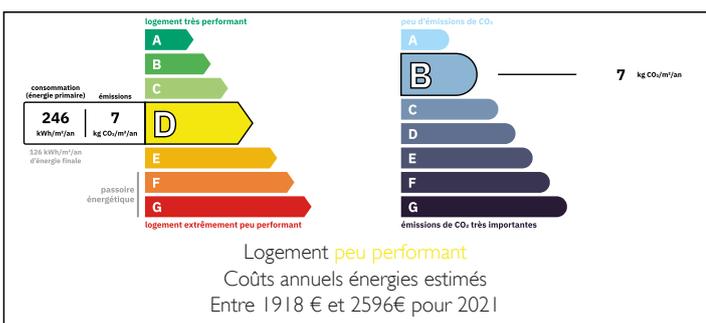
This charming late 18th century Quercy home enjoys a peaceful setting just a few kilometres from Cahors, offering the perfect balance between tranquillity and easy access to shops and amenities.

The ground floor, with its own private entrance, features a cosy living room with exposed stone walls, a generous bedroom, and a modern shower room with walk-in Italian shower.

The upper level, also with independent access, offers a spacious main living area with a wood-burning stove, two bedrooms, and a bathroom with bathtub and basin. From this floor, you step out onto a small covered terrace ideal for relaxing outdoors.

A separate stone outbuilding with double glazing provides a 25 m² workshop to finish converting.

ENERGY - DPE



The property offers exceptional potential, whether

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

Ground floor:

Bright living room (23.76 m²) with independent entrance, exposed stone wall and water connection ready for a future kitchen.

Bedroom 1 (10.03 m²) with sprung floor and stone wall.

Shower room (5.73 m²) with basin, walk-in Italian shower and WC.

First floor (accessible via the internal staircase or its own private entrance):

Spacious main living area (42 m²) with fitted kitchen, wood-burning stove, sprung floor and exposed stone.

Bedroom 2 (14.10 m²) with sprung floor and stone wall.

Bedroom 3 (8.53 m²) with sprung floor and stone wall.

Bathroom (5.75 m²) with bathtub, basin and WC.

Covered terrace (9.22 m²) with tiled floor, power socket and lighting.

Additional features:

Convertible attic (70 m²) accessed from the terrace, offering excellent potential.

Independent 25 m² stone workshop to finish converting, with double glazing.

Double glazing throughout and wood-burning stove. Shared courtyard with neighbours.

Mains drainage.

Private parking space.

Location:

The property is set in Bégoux, a sought-after residential district of Cahors, appreciated for its peaceful atmosphere, active community life and immediate proximity to the town. It is ideal for those wanting the tranquillity of a village environment while remaining just minutes from all amenities.

Cahors: 4.8 km

Montauban: 63.8 km

Toulouse: 117 km

LOCAL TAXES

Taxe foncière: 2650 EUR

Taxe habitation: EUR

NOTES