

Comfortable, light-filled home with swimming pool just steps from Cahors town centre



INFORMATION

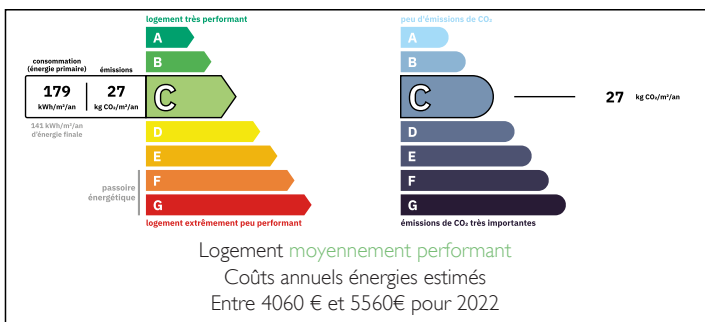
Town:	Cahors
Department:	Lot
Bed:	5
Bath:	2
Floor:	250 m2
Plot Size:	2900 m2

IN BRIEF

Located in a peaceful residential setting just a short walk from Cahors town centre, this beautifully maintained 145 m² home offers an exceptional lifestyle, combining comfort, privacy and everyday convenience.



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: 5000 EUR

NOTES

DESCRIPTION

Located in a peaceful residential setting just a short walk from Cahors town centre, this beautifully maintained 145 m² home offers an exceptional lifestyle, combining comfort, privacy and everyday convenience.

Filled with natural light throughout, the property features generous living spaces, a practical layout and quality finishes. Impeccably presented, it requires no renovation and is ready for immediate occupation.

The welcoming main living area extends over 55 m² and opens seamlessly onto the garden and terraces, creating a harmonious connection between indoor and outdoor living—perfect for both family life and entertaining.

The house comprises eight rooms, including five bedrooms. A superb 44 m² ground-floor principal suite provides the comfort and convenience of single-level living, while the remaining bedrooms offer ample accommodation for family and guests.

On the garden level, a fully independent studio apartment adds considerable flexibility. It is ideal for hosting visitors, accommodating extended family, working from home, creating a private space for a teenager, or generating rental income.

Outside, the approximately 2,900 m² landscaped grounds provide complete privacy with no overlooking neighbours. The swimming pool blends perfectly into the mature garden, creating an inviting setting for relaxation and outdoor entertaining throughout the warmer months.

The property's privacy, its easy walking access to shops, schools and local amenities, and its excellent overall condition make it a rare opportunity for buyers seeking a comfortable, light-filled family home in a highly desirable location.

A turnkey property offering space, tranquillity and