

Townhouse of 260 m , potential for an elevator, with garden and semi-open garage



INFORMATION

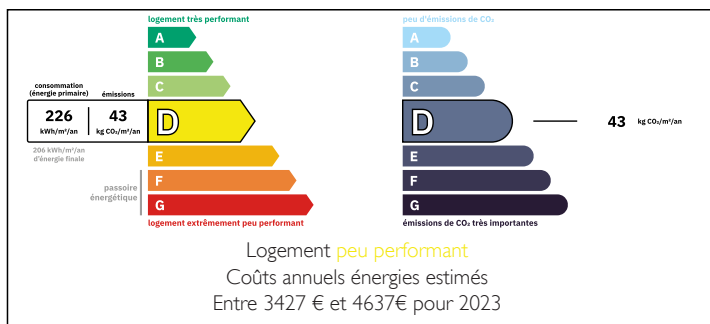
Town:	Cahors
Department:	Lot
Bed:	5
Bath:	2
Floor:	260 m2
Plot Size:	340 m2

IN BRIEF

In the heart of downtown Cahors, an unusual property with a garden and carport, featuring the potential to be divided into two duplex apartments and to install an elevator. Offering nearly 260 m² of living space across 9 rooms, including 5 bedrooms facing the garden.

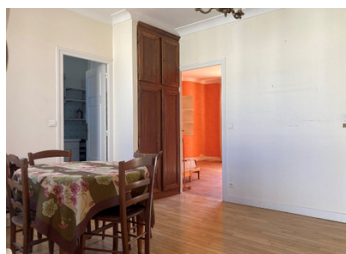


ENERGY - DPE



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.



DESCRIPTION

In the heart of downtown Cahors, an unusual property with a garden and carport, featuring the potential to be divided into two duplex apartments and to install an elevator. Offering nearly 260 m² of living space across 9 rooms, including 5 bedrooms facing the garden.

Ground floor: 90 m² living and dining room, shower room, and toilet.

First floor: 32 m² living room, 10 m² kitchen, two bedrooms (12 m² and 15 m²), bathroom, and toilet.

Second floor: 17 m² living area, kitchen, two 16 m² bedrooms, and bathroom.

Third floor: 30 m² converted attic with a shower.

Terrace and two balconies at the rear.

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

LOCAL TAXES

Taxe foncière: 4200 EUR

NOTES