

**472 500 €**
**For sale house**
**6 rooms**
**Surface : 190 m²**
**Surface of the living : 52 m²**
**Surface of the land : 23033 m²**
**Year of construction : 1990**
**Exposition : Nord sud**
**View : Oui**
**Hot water : Individuel**
**Features :**

Cellar (surf.): 10, Surf terrace. 120, Pool: 65, Air conditioning: In all rooms, Garage area: 39, single floor, Pool Detail: 10x5, heated pool, Swimming pool nature:

TRADITIONAL

**4 bedroom**
**1 terrace**
**2 bathrooms**
**2 WC**
**3 garage**
**1 cellar**
**Legal information**

472 500 € fees included

5,00% VAT of fees paid by the buyer (450 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).


**House 9833 Cahors**

At the gates of Cahors, 5 kms in the town of FAUJAC POUJOLS, superb bourgeois house T7 of 190 m² living space with quality services and in a quality environment on a plot of 2 hectares offering a superb view. This house includes a living room and a separate dining room opening onto a 62 m² terrace, a fitted kitchen with pantry, 3 bedrooms from 12 to 15 m² and a bathroom. In the basement, you will find a very large bedroom of 22 m², a laundry room, a bathroom, a double garage, workshop of 22m² and a refrigerated wine cellar and a covered terrace of 62 m². This house is equipped with double glazed windows and electric shutters. It is very well insulated and heated with oil central heating that can be changed with a heat pump. The advantages of this luxury house, a 15x5 swimming pool with a large technical room, an independent summer kitchen and a tennis court. Property tax is 1032 euros, do not waste a second is contact for a visit with Contact...

Document non contractuel - 10/07/2025



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RCS 524921350 Toulouse - Code NAF 6831Z - SIRET 52492135000020 - Garantie financière : GALIAN 120 000 €

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