

495 000 €

For sale house

6 rooms

Surface : 190 m<sup>2</sup>

Surface of the living : 52 m<sup>2</sup>

Surface of the land : 23033 m<sup>2</sup>

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

Document non contractuel

20/05/2024 - Prix T.T.C



## House 9833 Cahors

At the gates of Cahors, 5 kms in the town of FAUJAC POUJOLS, superb bourgeois house T7 of 190 m<sup>2</sup> 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 m<sup>2</sup> terrace, a fitted kitchen with pantry, 3 bedrooms from 12 to 15 m<sup>2</sup> and a bathroom. In the basement, you will find a very large bedroom of 22 m<sup>2</sup>, a laundry room, a bathroom, a double garage, workshop of 22m<sup>2</sup> and a refrigerated wine cellar and a covered terrace of 62 m<sup>2</sup>. 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 Christian HAMON Commercial Agent, Tel. : 06.62.11.49.84 or by email c.hamon82000@gmail.com. RSAC number of Montauban 488 831 058. As for the sale price, it amounts to 630,000?. HAY. Agency fees are the responsibility of the seller



250 € without fees), no current procedure, property is exposed is available on