

**107 000 €**

**For sale apartment**

**3 rooms**

**Surface : 54 m<sup>2</sup>**

**Surface of the living : 20 m<sup>2</sup>**

**Year of construction : 2005**

**Exposition : Sud est**

**Hot water : Individuel**

**Features :**

Balcon surf. : 4.58, Sanitation: All the sewer, Type of residence: secure

**2 bedroom**

**1 bathroom**

**1 WC**

**2 parkings**



### **Apartment 10 219 Cahors**

**\*\*For Sale 10 219\*\*** - In Cahors, in the highly sought-after Bégoux area, on Saint-Cirice Street, within a well-maintained residence built in 2005, a charming T3 apartment, perfect for a first purchase or rental investment. Located on the first floor of a two-story building, this apartment offers a living area of 54.35 m<sup>2</sup>, complemented by a pleasant covered balcony of 4.58 m<sup>2</sup>, allowing you to enjoy the outdoors in complete peace. The interior space includes a bright living room of 20.80 m<sup>2</sup>, a kitchenette area of 4.82 m<sup>2</sup>, two bedrooms measuring 9.63 m<sup>2</sup> and 10.04 m<sup>2</sup> each with built-in closets, a bathroom of 3.62 m<sup>2</sup>, a separate WC of 1.91 m<sup>2</sup>, and a hallway of 3.53 m<sup>2</sup>. The apartment benefits from double glazing for comfort and quiet, as well as individual electric heating. The residence, set in a pleasant, picturesque environment, features a communal swimming pool available during July and August. The apartment comes with two private parking...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
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**CIM Occitanie - 80 Allée des Demoiselles, 31400 Toulouse**

05 67 33 93 50 - contact@agencecim.fr - www.agencecim.fr

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

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