



3 Bedroom Townhouse,

46250, Cazals, Lot, Occitanie

* 3 Beds * 1 Bath

Contemporary house on the outskirts of a popular village with shops

€233,200

Ref: L3493

Property Description

Situated in the Lot on the outskirts of a popular village between Cahors and Gourdon, a delightful contemporary house built in 1976 over three levels with an open aspect overlooking the lake. The property lies within easy walking distance of the village and shops. It is approached via an electrically operated entrance gate, and is presented in excellent order.

Summary

Contemporary house on the outskirts of a popular village with shops

Full Description

The house offers about 110 m² of living accommodation on 2 levels plus spacious cellars/garage/workshop

Living room/Dining room/office

Kitchen

3 Bedrooms

2 Shower rooms

2 WCs

Garage

Workshop

Cellar

Boiler room

MAIN FLOOR : outside stone steps up to covered terrace (about 15m²) and entrance into Living room/dining room (8.44m x 4.09m = 34.5 m²) with office (2.51m x 2.18m = 5.5 m²); Kitchen (5.87m x 2.24m = 13 m²) with fitted units and back door to garden; Bedroom 1 (3.51m x 3.14m = 11 m²) with French doors to terrace; Shower room (2.46 x 1.73m = 4.26 m²) and separate WC. Staircase up to TOP FLOOR : with a small landing, Bedroom 2 (4.36m x 3.46m = 15 m²) with an en-suite shower room; inner landing with access to Bedroom 3 (5.93m x 3.22m = 19 m²); separate WC and a further room which could be transformed into a bathroom or dressing room. GROUND FLOOR : concrete floor throughout, with direct internal access to the main floor; Garage (about 30m²) leading to workshop (about 24m²); with door to bedroom with shower room/WC (about 15m²) and utility/storage room (about 13m²) with door to the cellar.

Electric central heating.

Mains drainage.

Outside

OUTBUILDINGS

Separate garage (about 15m²)

LAND of about 1.287m² of well-stocked enclosed garden. There is a well.

