



## A Town House in the town of Cahors,

46000, Cahors, Lot, Occitanie

# €328,600

Ref: SR-6485

\* Available \* 5 Beds \* 2 Baths \* 220m2

A large family home situated in a quiet residential area, a few minutes from the centre of Cahors.

- Railways available
- Wine Region
- Airports Bergerac Toulouse and Bordeaux
- Parc naturel régional des Causses du Quercy
- Golf in area
- Shopping and markets
- Motorways close
- Access to A 20 motorway
- Tennis locally
- Popular Tourist Area
- River pursuits

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**French Entrée** 

## Property Description

A large family home situated in a quiet residential area, a few minutes from the centre of Cahors. The property sits in its fully enclosed and gated garden and is within a few minutes drive of the historic town centre and capital of the Lot department.

Built in 1997 the spacious property provides 5 bedrooms and two bathrooms over two floors and at garden level a very spacious garage and storage area, offering further opportunity for conversion. The property benefits from mains gas central heating with radiators throughout. Situated in a fully enclosed and manageable garden.

The accommodation comprises of:

Ground floor: Double glazed, south facing, entrance conservatory with direct access to the good sized, fully fitted kitchen with space for dining.

Large entrance hall with access to the garage and storage area.

Bathroom with bath, overhead shower, and double vanity and separate WC.

Bedroom 1, double aspect and Bedroom 2 overlooking the rear garden currently used as an office.

Lounge/dining room, a bright and spacious room with glazed double doors from the hallway, triple aspect, large open fireplace and wooden staircase to the first floor.

First Floor: Spacious hallway leading off to the 3 large bedrooms all double glazed.

Bedroom 3, dual aspect plus a velux window, exposed beams and storage cupboards.

Bedroom 4, window plus velux window exposed beams and storage cupboards.

Bedroom 5, with 2 x velux windows, exposed beams.

Large family bathroom with corner bath, shower cubicle, double vanity and walk in dressing room.

Under the house: At garden level and accessed via a staircase from the ground floor hallway this area covers the footprint of the property and is split either side of the staircase, with one side utilised as a garage with space for two cars, electric up and over door, the other side offers a large amount of storage space and has the gas boiler, hot water storage tank and to the front a utility area. Two further storage rooms make up this level. A spacious studio/workshop and potential for conversion to an independent apartment.

External: Double entrance gates from street to garage entrance, separate garden gate with steps leading up to front terrace. The garden is mainly laid to lawn with several mature trees providing shade.

The property is a few minutes walk away from a supermarket and a boulangerie and full commercial facilities a five minute drive within the town centre and edge of town retail park.

Within a few minutes drive of the historic town of Cahors, the capital of the Lot department, with restaurants, railway station, hospital, schools and with the many vineyards of the Lot valley in the outlying areas surrounding the town. Access to the A20 motorway junctions within 20 minutes to the north and south. Don't forget the well known red wines of the areas.

ADSL

Mains drainage.

Tax fonciere 2,325 euros per year

**Undoubtedly Tourism is important here so this property might create an interesting option to buyers, hoping to buy to let, or to live full time here. The River offers many sports, there's tennis in town and many good golf courses near here.**

**Alistair Lockhart. Property Director, FrenchEntrée**

## Gallery

