

Price on request

Contact agency

CIM Occitanie - Montauban

1A rue Voltaire

82000 Montauban

05 82 95 44 48 / contact@agencecim.fr

For sale apartment

3 rooms

Surface : 54 m²

Surface of the living : 20 m²

Year of construction : 2005

Exposition : Sud est

Hot water : Individuel

Features :

Balcon surf. : 4.58, Assainissement : Tout à l'égout, Type de résidence : sécurisé

2 bedroom

1 bathroom

1 WC

2 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

27/01/2026 - Prix T.T.C



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 m², complemented by a pleasant covered balcony of 4.58 m², allowing you to enjoy the outdoors in complete peace. The interior space includes a bright living room of 20.80 m², a kitchenette area of 4.82 m², two bedrooms measuring 9.63 m² and 10.04 m² each with built-in closets, a bathroom of 3.62 m², a separate WC of 1.91 m², and a hallway of 3.53 m². 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 spaces, a real everyday advantage. Close to schools and public transport, this property is suitable both as a main residence or an investment opportunity. Currently vacant, the apartment has just become available and can be sold free or rented out depending on your plans. The apartment is rated **DPE** C. The property tax amounts to €1,200. Information on the risks associated with this property, including the legal requirement for brush clearing, is available on the Géorisques website: <http://www.georisques.gouv.fr>. For a visit, please contact

