



Ref : 9890LRC

Vallée du Célé, in a village, house 158 m<sup>2</sup>, 4 bedrooms and outbuildings

Area Saint-Cirq-Lapopie



Habitable : 158 m<sup>2</sup>



Usable : 235 m<sup>2</sup>



Land : 1 285 m<sup>2</sup>

330 000 €

**House of character for sale Lot.** In the heart of the Célé valley, in a tourist village nestling in the cliffs and on the GR651 route, a variant of the Pilgrim's Way to Santiago de Compostela, this property comprises a 158 m<sup>2</sup> dwelling house, premises that could be used as a shop, two carports, one of which is high enough for a motor home, and a lean-to. The main house has 4 bedrooms and a lovely 49 m<sup>2</sup> living area with lounge and open-plan kitchen. Outside, you will enjoy a pleasant, unoverlooked 27 m<sup>2</sup> terrace. On 1295 m<sup>2</sup> of building land, 30 minutes from Cahors.

### IN SUMMARY

Rooms : 5  
Bedrooms : 4  
Bathrooms : 1

Swimming pool : no  
Garage place : 1  
Parking space : 3  
Outbuildings : yes

Electricity  
Fiber

**Advantages :** Compostelle | Tourist

### SERVICES



1st Shops : Nearby



All shops : 35 mn



Health : 35 mn



Kindergarten : 15 mn

Elementary : 15 mn

Middle School : 30 mn

High school : 35 mn



25 mn

### ENERGY INFORMATION

Consommation conventionnelle 230,00 kWh/m<sup>2</sup>.an

Estimation des émissions 7,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



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## — DESCRIPTION

The house: 158 m<sup>2</sup>

Lounge with fireplace, dining room and open-plan kitchen: 49 m<sup>2</sup>

With access to a terrace: 27 m<sup>2</sup>

Not overlooked

Circulation of 3 m<sup>2</sup> leading to :

Utility room: 13 m<sup>2</sup>

With toilet: 3.5 m<sup>2</sup>

This space can easily be converted into a bedroom

Workshop: 19 m<sup>2</sup>

Accessible from outside with its own entrance or via the utility room.

First floor:

12 m<sup>2</sup> corridor with storage space and garden access leading to :

Bedroom 1: 15.50 m<sup>2</sup>

Bedroom 2: 14.50 m<sup>2</sup>

Bedroom 3: 15 m<sup>2</sup>

With built-in cupboards, suspended toilet and washbasin

Bedroom 4: 15.50 m<sup>2</sup>

Dressing room/office: 7 m<sup>2</sup>

Shower room: 3.50 m<sup>2</sup>

Toilet: 1.50 m<sup>2</sup>

Outside :

Carport: 25 m<sup>2</sup>

Local: 32 m<sup>2</sup>

With water and electricity. Ideal for a shop

Vehicle shelter: 51 m<sup>2</sup>

Suitable for a motor home

Technical specifications :

Sewerage: mains drainage

Heating: electric radiators

Roof: in good condition

Woodwork: wood and PVC double glazing

Situated in a tourist village famous, this house is ideal for a bed and breakfast activity.

There are plenty of outdoor activities in and around the village, including canoeing, climbing, caving, beaches and hiking, particularly on the GR651, a branch of the Camino de Compostela.

The village has several shops, including a bakery, restaurant and grocery shop.

Situated 30 minutes from Cahors.

**Are you interested ?**



**Marie**

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