



Ref : 9679NDC

Property with gîte and guest rooms near St Cirq Lapopie

Area



Habitable : 290 m²



Usable : 400 m²



Land : 2 705 m²

692 000 €

Luxurious residence for sale Lot. Close to Cahors and Saint-Cirq-Lapopie. In the Regional Natural Park of the Causses du Quercy, which has become a UNESCO World Geopark. Property perfectly renovated with taste and quality materials. Large stone barn converted into a spacious and bright house of 190m². Large living room with cathedral ceiling. 4 bedrooms including 2 suites used as guest rooms. Gîte of 100m² in activity with 3 bedrooms. Heated swimming pool. Small barn, bakehouse, old pigsty. Land 2705m² enclosed by stone walls and closed by 2 iron gates.

IN SUMMARY

Rooms : 12
Bedrooms : 7
Bathrooms : 4

Swimming pool : yes
Garage place : nc
Parking space : 5
Outbuildings : yes



Gas and wood



Adsl

Advantages : Close to Cahors and St Cirq Lapopie | Property for large family or gîte and bed and breakfast

SERVICES



1st Shops : 10 mn



All shops : 15 mn



Health : 15 mn



Elementary : 10 mn

Middle School : 15 mn

High school : 15 mn



15 mn



20 mn



50 mn



90 mn

ENERGY INFORMATION

Consommation conventionnelle 225,00 kWhep/m².an

Estimation des émissions 38,00 kg éqCO₂/m².an



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DESCRIPTION

Main house

Ground floor

Living room: 32m², cathedral ceiling, wood stove, beautiful iron/wood staircase.

Clearance, checkroom and toilets WC/hand wash.

Fitted kitchen with dining area: 23m².

Cellar and laundry room.

Dining room: 22m².

Suite 1 :

Bedroom: 14m² with 2 dressing/storage closets

Bathroom: 16m².

Boiler room.

First floor under slope

Mezzanine: 8m², view on the living room.

Corridor.

2 Bedrooms: 12m² and 14m² on the floor.

Bathroom: 6m² on the floor.

Toilet: WC/hand wash basin.

Suite 2: 35m² floor area including bedroom, shower room and small anteroom.

Guest house

Raised level served by a beautiful traditional stone terrace "bolet".

Living room: 34m², new open plan fitted kitchen, fireplace and stone sink, wooden staircase.

Storage room: 1.85m² with wardrobe and washing machine installation.

Bedroom: 12m².

Bathroom: 5.50m².

Toilet: 0.80m².

Attic converted into 2 bedrooms of 17.50m² and 17m², one of which is through-going, closets under slope 5.60m².

Gas central heating in the main house, underfloor heating on the ground floor and radiators on the first floor.

Swimming pool 8m x 4m heated by a heat pump.

Stone outbuildings to restore consisting of a small barn of 27m² and a bakehouse of 16m² with the bread oven in good condition.

Former pigsty.

Are you interested ?



Marie

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