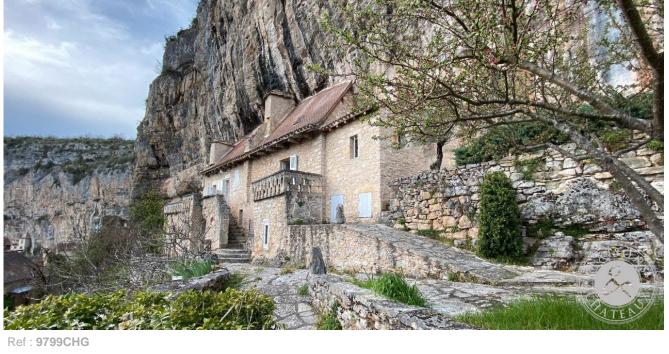
# MAISONNS CHATERAUX



#### Troglodytic house with view, between Saint Cirq Lapoie and Célé valley

• Area Secteur Saint Cirq Lapopie

Habitable : 83 m <sup>2</sup> Usable : 1	100 m²	$\bigcirc$ Land :	1,2 Ha	251 000 €
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House of character for sale Lot. In the heart of the tourist area, in the heart of the great sites of Cahors, Saint-Cirq-Lapopie, Cajarc, of the valleys of the Lot and the Célé, located in hamlet, this astonishing troglodytic house hung on the cliff benefits from a panoramic view on the valley, the river, the village. The ideal vacation home.

- IN SUMMARY				
Rooms : 4	Swimming pool : no Garage place : nc Parking space : 1 Outbuildings : no	Electricity		
Bedrooms : 2 Bathrooms : 2		l Source		
		C Adsl		
Advantages : Panoramic views   Troglo	dytic house			
- SERVICES				
1st Shops : 2 mn 🛛 💻 All sho	ops : 35 mn 🛛 📕 Hea	alth : 35 mn		
Kindergarten : 12 mn Ele	ementary : 12 mn	Middle School : 35 mn	High school : 35 mn	
💭 10 mn 🚊 12 mn 🖑	30 mn 🚽 🕁 90 mn			
- ENERGY INFORMATION				
Consommation conventionnelle 284,00 kWhep	/m².an Estimation of	des émissions 8,00 kg éqCO2/m².an		
A B C D E F G	AB	C D E F G		

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## MAISONS CHATEAUX

#### DESCRIPTION

A large terrace of more than 40 m<sup>2</sup> sheltered by the cliff, allows enjoying the scenery and connects the outside with the house. On the main floor, a living room with French doors to the terrace, a marble fireplace.

Fully equipped kitchen with a Godin wood stove.

1 bedroom en suite with balcony and bathroom.

Below, a bedroom en suite with shower room, and various small annexes used as cellars, storerooms.

Spring water, with a basin, located in one of the cellars, a closed garden with several terraces, everything to enjoy an atypical situation and a magnificent setting.

The cliff which constitutes a natural wall, visible in all the rooms, constitutes an ideal temperature regulator (cool in summer and temperate in winter).

Terrace: 40 m<sup>2</sup>

The terrace distributes the main entrance, through the kitchen-dining room and the living room. Stone barbecue Living room: 22.00 m<sup>2</sup> French window on terrace, marble fireplace, solid parquet floor Kitchen 23 m Equipped and fitted, a French window on terrace, a window, Bedroom 1 en suite : 18.50 m solid parquet floor, French window on large balcony

Bathroom 5 m Bathtub, washbasin, WC, 2 windows on 2 sides Underneath Bedroom 2 en suite : 12.15 m a door window wood, electric heating Bathroom 6.18 m<sup>2</sup>. Cellar 16.73 m Cellar with spring, basin

Enclosed garden of about 600 m<sup>2</sup> in several terraces.

A plot of land of about 30 m<sup>2</sup> in the street in front of the house.

The property is constituted of several plots of land located above the cliff for 11600 m<sup>2</sup> approximately.

Small paths in the immediate vicinity allow to enjoy the site and the panoramic views on the valley.

### Are you interested ?



Marie

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