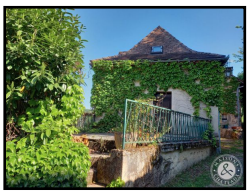
REAL ESTATE
PRESTIGE & CHARACTER







- Ref : **9673NDC**
- Price : **258 000 €**
- Location : **Lot / Vallée du Lot**



In a picturesque medieval village near Saint-Cirq-Lapopie. Old stone house 200m² with several terraces, gardens and courtyard. Large living rooms, 10 rooms, monumental fireplace. Garage, workshops, cellar. Unobstructed view.

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## Ref : **9673NDC**

Living space : **200 m²**
Total potential : **295 m²**
Land surface : **1 246 m²**
Dependences : **yes**
Pool : **no**
Advantages :
**Large house for a large family or independent apartments**
**Beautiful views over the valleys and close to the river Lot**

Price : **258 000 €**

**Fees to be paid by the vendor**

## Location




Department : **Lot**
Region : **Vallée du Lot**

## Full description

In a picturesque village near the medieval city of Saint-Cirq-Lapopie.
Large old stone house with remarkable monumental fireplace.
Large living rooms, 6 bedrooms, wooden floors.
Garage, workshop and cellar.
Large terrace in dominant position with views. Spaced garden 175m². Wooded grounds of 1071m² with a small ruined building.
Discreet courtyard with bread oven.
Breathtaking view of the Lot valley.
Possibility to create 3 independent apartments.

Level R on the garden level
A terrace and a discreet courtyard with the bread oven/barbecue
Living room 1 with monumental medieval fireplace and old stone sink : 37.50m².
Kitchen: 14m².
Living room 2 : 16.50m².
Bedroom 1 : 15.50m².
Bathroom : 4.50m².
Toilet : 2m².
Storage room : 1m x 2m, built-in closet.

Level R-1 on the ground floor
Small terrace.
Central external stone staircase leading to the lounge on the garden level R.
Living room 3 with water point and bar : 29m².
Bedroom 2 : 15m².
Small terrace.
Garage: 22m².

Workshop / Laundry room: 14.50m².
Cellar: 14m², high ceiling.

Level R+1 in the attic.
Bedroom 3 : 17m².
Bedroom 4 : 16m².
Bedroom 5 : 39m².
Bedroom 6 : 16m².
Bathroom : 7m².

**Absence de factures de consommations relevées d'énergies, le Diagnostic de performance énergétique ne peut pas être classé dans son étiquette logement économe ainsi que dans son étiquette d'émission de GES.**

| Consommations énergétiques (en énergie primaire) pour le chauffage, la production d'eau chaude sanitaire et le refroidissement | Émissions de gaz à effet de serre (GES) pour le chauffage, la production d'eau chaude sanitaire et le refroidissement |
|---|---|
| Consommation conventionnelle : **Pas de données** | Estimation des émissions : **Pas de données** |

