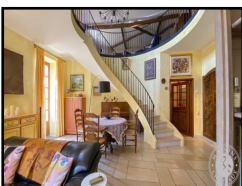
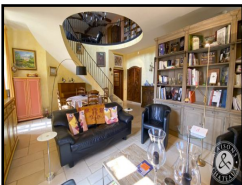




REAL ESTATE  
PRESTIGE & CHARACTER



- 📞 Ref : **9881CHG**
- 📞 Price : **749 000 €**
- 📞 Location : **Lot / Vallée du Lot**



In a hamlet, beautiful property composed of a Quercynoise type house with dovecote, entirely restored, raised on 2 floors on cellars, and an old barn fitted out in guest house, posed on a raised park of 8492 m<sup>2</sup> with swimming pool.





Ref : 9881CHG

Location

Living space : **380 m<sup>2</sup>**  
Total potential : **630 m<sup>2</sup>**  
Land surface : **8 492 m<sup>2</sup>**  
Dependences : **yes**  
Pool : **yes**  
Advantages :  
**Close to the tourist site of Saint Cirq Lapopie**  
**Guest house and gite possible**



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

Price : **749 000 €**

Fees to be paid by the vendor

### Full description

Valley of the Lot, close to the touristic site of Saint-Cirq-Lapopie, in the peace of a hamlet, beautiful property composed of a master house of Quercynoise type with pigeon house of about 270 m<sup>2</sup>, completely restored, raised on 2 floors on cellars, living room 45 m<sup>2</sup>, vast living room office of 77 m<sup>2</sup>, 5 bedrooms, 4 rooms of water, and of an old barn fitted out in a pleasant guest house of 107 m<sup>2</sup>, the whole posed on a landscaped park and raised of 8492 m<sup>2</sup> with swimming pool.

The access to the main entrance is through a stone staircase leading to the terraces on the East and South sides.

Entrance 06.80 m

Oak entrance door with 2 asymmetrical wings, on entrance porch and terrace, communicating with the south terrace.

Floor in stone of Burgundy

Living room 38.20 m

illuminated by 2 windows and a glass door with 2 doors on the south terrace.

Burgundy stone floor, wood fireplace, underfloor heating,

Large stone staircase on Saracen vault serving level 2,

South terrace 34.00 m<sup>2</sup>, paved floor

paved ground

Equipped and fitted kitchen 25.10 m

Fitted out in the old souillarde, preparation space, induction cooker 4 fires, grill, fryer, extractor hood, electric



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oven, oak furniture with granite worktop,

Dining area, large stone fireplace with a basket handle, 2 windows on 2 sides, Burgundy stone floor

Cellar - technical room 08.00 m

Electrical panel and circuit breaker, a window, armored door to cellars laundry room

Night space

Release 07.00 m

Cupboards dressing, ground tiles of terra cotta,

Independent WC 01.40 m

Tiled floor, wash-hand basin, suspended toilet

Bathroom 07.70 m

Tiled floor, underfloor heating, double washbasin cabinet in glass paste, bath, shower, bidet, electric towel dryer, 1 double glazed wooden window.

Room 1, 19.80 m

Terracotta floor, 2 windows on 2 sides,

Room 2, 16.00 m

1 door window wood on terrace, a window, terra cotta floor, large cupboards arranged dressing

On the first floor,

Living room, lounge, office 77.00 m<sup>2</sup>.

vast set of 98.00 m<sup>2</sup> on the ground, space TV and office, accessible since the stone staircase, large hopper in ellipse with guardrail barred, space lightened by 7 windows, ground in parquet floor floating oak, visible frame, stone walls, heating by recent electric convectors.

Bedroom 3 en suite 17.93 m<sup>2</sup>, oak parquet floor.

Floating oak parquet floor, recent electric heating, 2 wooden double glazed windows on 2 sides

Shower room 03.00 m

shower cabin, washbasin, infrared heating, vmc, tiled floor and walls

Bedroom 4 en suite, 10.47 m<sup>2</sup>, with

Floating oak floor, exposed brick chimney, recent electric heating, 1 wooden double glazed window,

Shower room, 03.10 m



shower cabin, washbasin, WC, infrared heating, vmc, tiled floor and walls

Room 5 en suite 18.34 m<sup>2</sup>, floor oak parquet

Floating oak parquet floor, recent electric heating, a wooden window with double glazing

Shower room in old dovecote 04.96 m<sup>2</sup>, shower cabin, washbasin

Shower cabin, washbasin, WC, tiled floor and walls, 1 double glazed wooden window,

On the ground floor,

In the old bread oven, kitchen space, laundry 30.00 m

Fireplace, double sink, gas cooker with 2 burners, barred window

Wine cellar 20.50 m<sup>2</sup>.

Terra cotta floor

Large cellar used for storage and workshop 88.00 m

Gravel floor, technical room for swimming pool, with sand filter, electric heater, a window

Storage space 40.00 m

Under terrace, closed by sliding metallic grid, access to the big cellar.

Roof with 4 sides in mechanical tiles in good apparent state and roof of the dovecote in old flat tiles.

Wooden double glazing.

Swimming pool 6 X 12 m

Chlorine treatment, safety roller shutter, concrete tank with gel coat finish, tiled beach

Detached, old barn restored in guest house of 107 m<sup>2</sup>.

Entrance by the large covered terrace, 79 m<sup>2</sup>.

Living room space

Access by double glazed aluminium lacquered door, stoneware on the floor, stone walls, electric floor heating, rough concrete ceiling, double glazed aluminium frames, large glazed door with electric shutter on south garden



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 : <b>217,00</b> kWh <sub>EP</sub> /m <sup>2</sup> .an		Estimation des émissions : <b>7,00</b> kg <sub>éqCO2</sub> /m <sup>2</sup> .an	
<p><b>Logement économe</b></p> <p>≤ 50 <b>A</b></p> <p>51 à 90 <b>B</b></p> <p>91 à 150 <b>C</b></p> <p>151 à 230 <b>D</b></p> <p>231 à 330 <b>E</b></p> <p>331 à 450 <b>F</b></p> <p>&gt; 450 <b>G</b></p> <p><b>Logement énergivore</b></p>	<p>Logement</p> <p><b>217</b> kWh<sub>EP</sub>/m<sup>2</sup>.an</p>	<p><b>Faible émission de GES</b></p> <p>≤ 5 <b>A</b></p> <p>6 à 10 <b>B</b></p> <p>11 à 20 <b>C</b></p> <p>21 à 35 <b>D</b></p> <p>36 à 55 <b>E</b></p> <p>56 à 80 <b>F</b></p> <p>&gt; 80 <b>G</b></p> <p><b>Forte émission de GES</b></p>	<p>Logement</p> <p><b>7</b> kg<sub>éqCO2</sub>/m<sup>2</sup>.an</p>

