



Ref : 9881CHG

Saint Cirq Lapopie area, Maison de maitre with pigeon house and a gite

Area Secteur Saint-Cirq-Lapopie

Habitable : 380 m²

Usable : 630 m²

Land : 8 492 m²

749 000 €

Luxurious residence for sale Lot. 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 m², completely restored, raised on 2 floors on cellars, living room 45 m², vast living room office of 77 m², 5 bedrooms, 4 rooms of water, and of an old barn fitted out in a pleasant guest house of 107 m², the whole posed on a landscaped park and raised of 8492 m² with swimming pool.

IN SUMMARY

Rooms : 15
Bedrooms : 7
Bathrooms : 6

Swimming pool : yes
Garage place : 2
Parking space : nc
Outbuildings : yes

Electricity
Fiber

Advantages : Close to the tourist site of Saint Cirq Lapopie | Guest house and gite possible

SERVICES

1st Shops : 10 mn All shops : 22 mn Health : 22 mn

Kindergarten : 10 mn Elementary : 10 mn Middle School : 22 mn High school : 22 mn

20 mn 25 mn 80 mn

ENERGY INFORMATION

Consommation conventionnelle 217,00 kWh/m².an

Estimation des émissions 7,00 kg éqCO₂/m².an



— DESCRIPTION

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 m², 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 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 m².

vast set of 98.00 m² 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 m², 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 m², 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 m², floor oak parquet

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

Shower room in old dovecote 04.96 m², 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 m².

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 m².

Entrance by the large covered terrace, 79 m².

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

ground floor 65.00 m

Kitchen space 18.00 m²,
fitted out and equipped

Living room of 20.00 m²,
old feeder, stone sink

Dining room space 27.00 m
Staircase in folded metal leading to the 1st floor

Mezzanine / storage room 05.00 m
a PVC window

corridor, circulation 07.00 m
a PVC window

Room 1 en suite 10.00 m², 1 window PVC
Tiled floor, 1 window PVC
Shower room 03.00 m

Are you interested ?



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