



Ref : 9890LRC

Vallée du Célé, in a village, house 158 m², 4 bedrooms and outbuildings

Area Saint-Cirq-Lapopie



Habitable : 158 m²



Usable : 235 m²



Land : 1 285 m²

330 000 €

House of character for sale Lot. In the heart of the Célé valley, in a tourist village nestling in the cliffs and on the GR651 route, a variant of the Pilgrim's Way to Santiago de Compostela, this property comprises a 158 m² dwelling house, premises that could be used as a shop, two carports, one of which is high enough for a motor home, and a lean-to. The main house has 4 bedrooms and a lovely 49 m² living area with lounge and open-plan kitchen. Outside, you will enjoy a pleasant, unoverlooked 27 m² terrace. On 1295 m² of building land, 30 minutes from Cahors.

IN SUMMARY

Rooms : 5
Bedrooms : 4
Bathrooms : 1

Swimming pool : no
Garage place : 1
Parking space : 3
Outbuildings : yes



Electricity



Fiber

Advantages : Compostelle | Tourist

SERVICES



1st Shops : Nearby



All shops : 35 mn



Health : 35 mn



Kindergarten : 15 mn

Elementary : 15 mn

Middle School : 30 mn

High school : 35 mn



25 mn

ENERGY INFORMATION

Consommation conventionnelle 230,00 kWh/m².an

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



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— DESCRIPTION

The house: 158 m²

Lounge with fireplace, dining room and open-plan kitchen: 49 m²

With access to a terrace: 27 m²

Not overlooked

Circulation of 3 m² leading to :

Utility room: 13 m²

With toilet: 3.5 m²

This space can easily be converted into a bedroom

Workshop: 19 m²

Accessible from outside with its own entrance or via the utility room.

First floor:

12 m² corridor with storage space and garden access leading to :

Bedroom 1: 15.50 m²

Bedroom 2: 14.50 m²

Bedroom 3: 15 m²

With built-in cupboards, suspended toilet and washbasin

Bedroom 4: 15.50 m²

Dressing room/office: 7 m²

Shower room: 3.50 m²

Toilet: 1.50 m²

Outside :

Carport: 25 m²

Local: 32 m²

With water and electricity. Ideal for a shop

Vehicle shelter: 51 m²

Suitable for a motor home

Technical specifications :

Sewerage: mains drainage

Heating: electric radiators

Roof: in good condition

Woodwork: wood and PVC double glazing

Situated in a tourist village famous, this house is ideal for a bed and breakfast activity.

There are plenty of outdoor activities in and around the village, including canoeing, climbing, caving, beaches and hiking, particularly on the GR651, a branch of the Camino de Compostela.

The village has several shops, including a bakery, restaurant and grocery shop.

Situated 30 minutes from Cahors.

Are you interested ?



Marie

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