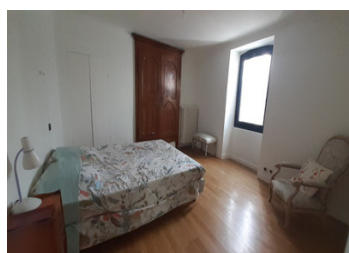
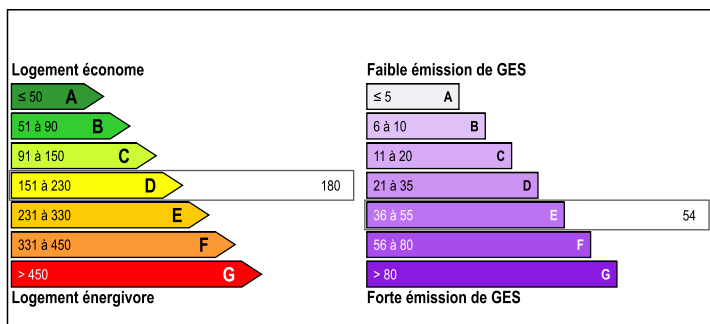


## Charming renovated house in the picturesque Lot valley near Cahors and St-Cirq-Lapopie



## ENERGY - DPE



## INFORMATION

Town:	Cahors
Department:	Lot
Bed:	4
Bath:	1
Floor:	160 m <sup>2</sup>
Plot Size:	1650 m <sup>2</sup>

## IN BRIEF

Restored former convent (160 m<sup>2</sup>) with 1650 m<sup>2</sup> of gardens, near Cahors and the superb listed medieval village of St-Cirq-Lapopie

Charming, atypical house in good condition, on one level and bright, not overlooked, comprising: living/dining room (32 m<sup>2</sup>) with fireplace, well-equipped kitchen with small patio, 3/4 bedrooms, study, bathroom/WC + room 20 m<sup>2</sup> and WC in dovecote.

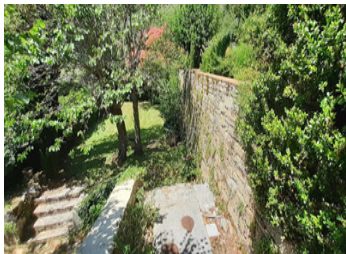
Aluminium double glazing. Attic insulation 2022. Electricity redone in 2021. Oil-fired condensing boiler. Mains drainage.

Beautiful 85 m<sup>2</sup> terrace with superb views over a delightful 3-storey priest's garden (710 m<sup>2</sup>) and the cliffs of the Lot valley.

Other plot of 940 m<sup>2</sup>, with well, ideal for vegetable

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

House in good condition. Only the room (20 m<sup>2</sup>) and the toilet in the pigeonier need to be refreshed if used.

Large cellar.

Room under the terrace that could be converted.

Garage (1 car) and parking spaces.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 1198 EUR

Taxe habitation: EUR

## NOTES