

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



## INFORMATION

Town:	Saint Géry-Vers
Department:	Lot
Bed:	4
Bath:	1
Floor:	160 m <sup>2</sup>
Plot Size:	1650 m <sup>2</sup>

## IN BRIEF

Restored and modernized 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

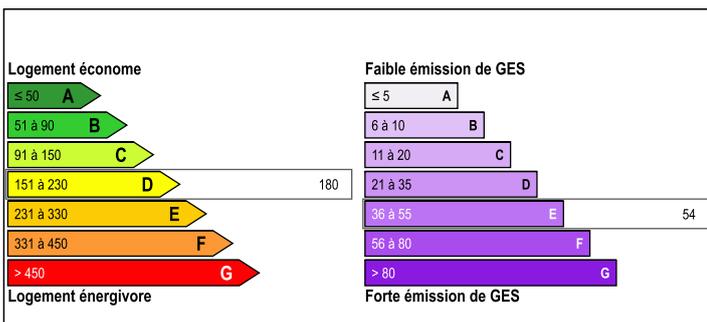
Charming, atypical house in good condition, on one level and bright, not overlooked, comprising: living/dining room (32 m<sup>2</sup>) with fireplace, well-equipped kitchen with small patio, 3/4 bedrooms, study, bathroom/WC + room 20 m<sup>2</sup> and WC in dovecote.

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

## ENERGY - DPE



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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