

Charming renovated property including house, gite, swimming pool, and superb views over the Lot valley !



INFORMATION

Town:	Saint-Cirq-Lapopie
Department:	Lot
Bed:	4
Bath:	3
Floor:	158 m ²
Plot Size:	846 m ²

IN BRIEF

Charming restored property comprising a 112 m² house, 46 m² gite, swimming pool, 846 m² of land and remarkable views over the valley, very close to St-Cirq-Lapopie!

Renovations carried out with care and taste, including beautiful woodwork.

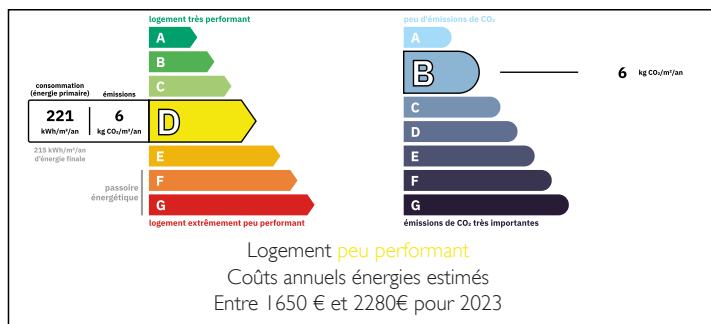
- HOUSE: entrance via a covered terrace then through the glazed kitchen offering splendid views. Pleasant living room (25 m²) with insert fireplace. On the same level, spacious bedroom (22 m²) and shower room with WC. Upstairs, two beautiful bedrooms measuring 17 and 25 m², the latter equipped with a washbasin, bathtub and a covered balcony to admire the view. Separate WC.

Note the independent access to the upper floor, making it possible to rent it out.

- Lovely GITE with terrace.



ENERGY - DPE



CELLAR/boiler room (32 m²), heated

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

Garage and parking spaces.

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



LOCAL TAXES

Taxe foncière: 1301 EUR

Taxe habitation: EUR

NOTES