

Nice renovated property comprising 4-bedroom house, 3 working gîtes, swimming pool, outbuildings on 5800 m



## INFORMATION

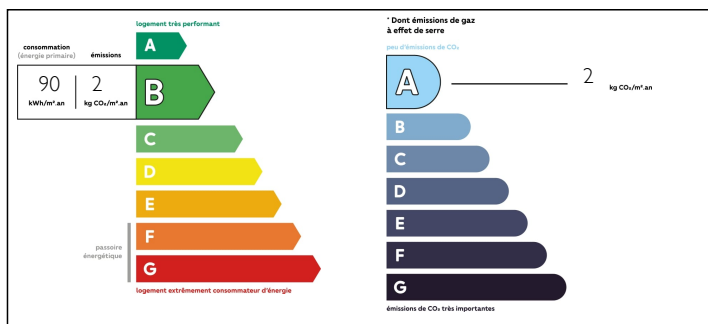
Town:	Saint-Cirq-Lapopie
Department:	Lot
Bed:	7
Bath:	5
Floor:	300 m <sup>2</sup>
Plot Size:	5801 m <sup>2</sup>

## IN BRIEF

Superb property completely restored in 2020, fenced, comprising a 160 m<sup>2</sup> house, 3 gîtes in operation generating a good return, swimming pool and outbuildings, in spacious grounds with a 5800 m<sup>2</sup> well. MAIN HOUSE : - Ground floor: pleasant lounge with pellet stove, open-plan fitted kitchen (44 m<sup>2</sup>), beautiful souillarde and shower room/WC. Utility room. Access to a covered terrace/summer kitchen at the rear of the house. - On the 1st floor, a delightful 27 m<sup>2</sup> bedroom with shower/washbasin and dressing room, a 2nd 16 m<sup>2</sup> bedroom and WC on the landing. - On the 2nd floor, 2 bedrooms of 23 and 18 m<sup>2</sup>. 3 independent GÎTES of 45, 50 and 55 m<sup>2</sup>, each comprising a living room with kitchen, bedroom and shower room/WC and benefiting from a private terrace. Sleeps 4 per gîte. All heated by heat pump. Large enclosed barn with mezzanine (112 m<sup>2</sup>) used as a garage, workshop, etc. Shelter, horse stalls, henhouse... Bread oven Secure, heated...



## ENERGY - DPE



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

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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: 3160 EUR**

## NOTES