



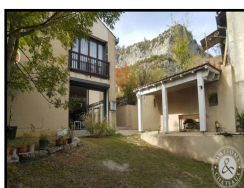
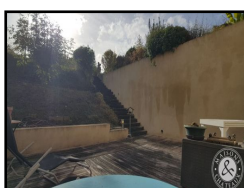
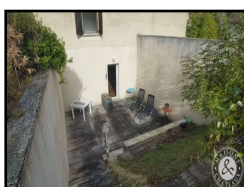
REAL ESTATE
PRESTIGE & CHARACTER



Ref : **9890LRC**

Price : **330 000 €**

Location : **Midi-Pyrénées / Lot**



In the heart of the Célé valley, in a tourist village, 158 m² dwelling house, 4 bedrooms, 2 carports, one room, on 1295 m² of building land. A stopover village on the GR651 variant of the Camino de Compostela. 30 minutes from Cahors





Ref : 9890LRC	Location
Living space : 158 m² Total potential : 235 m² Land surface : 1 285 m² Dependences : yes Pool : no Advantages : Compostelle Tourist	 Region : Midi-Pyrénées Department : Lot
Price : 330 000 €	

Fees to be paid by the vendor

Full description

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.

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.



