

Exceptional, fully renovated stone house with 4 en-suite bedrooms, studio, swimming pool, dominant views, 1 ha



## INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	4
Bath:	5
Floor:	320 m2
Plot Size:	11103 m2

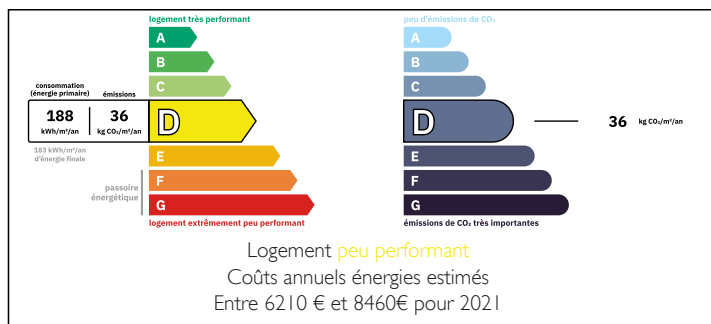
## IN BRIEF

Beautifully located, surrounded by nature and with views over Montcuq (only 3 km from the property) you will discover this 18th century stone house which has been fully renovated by its current owner. You will appreciate the quality of the work and the stylish finishing, all in keeping with the tradition of the building.

With 4 en-suite bedrooms it offers spacious accommodation and is a great family home, or could be used as a B&B, with the possibility to create an independent gîte in the studio.

The house sits in 1.1 ha of land with Mediterranean garden and a swimming pool.

## 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.



## LOCAL TAXES

Taxe foncière:	1600 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

This house has been quality renovated and benefits from gas central heating, good insulation, double glazing, a new septic tank, water softener etc.

### GROUND FLOOR:

Entrance hall/library (22,6 m<sup>2</sup>) with sliding doors to garden, terrace and swimming pool

Kitchen/dining area (55,85 m<sup>2</sup>) fully fitted kitchen with kitchen island, original terra-cotta flooring, fireplace with insert

WC (2,2 m<sup>2</sup>)

Bedroom 1 (17,45 m<sup>2</sup>) with French doors opening to the garden, en-suite bathroom (8 m<sup>2</sup>) with wash basin, shower and WC

Bedroom 2 (22,5 m<sup>2</sup>) with French doors opening to the garden, with wash basin and shower

### FIRST FLOOR:

Landing/hallway (9 m<sup>2</sup>)

Living area (55,45 m<sup>2</sup>) with several French doors, opening to a balcony, with views over the gardens, swimming pool, surrounding countryside and Montcuq, open fireplace, stone flooring, original stone sink and entrance door. This could potentially be a 5th bedroom.

Office/dressing (7,8 m<sup>2</sup>)

Boiler room/storage (7,5 m<sup>2</sup>)

Bathroom (10,35 m<sup>2</sup>) with wash basin, WC and shower

Bedroom 3 (14,65 m<sup>2</sup>) with built-in wardrobes, en-suite bathroom (6,45 m<sup>2</sup>) with wash basin, shower and WC

Bedroom 4 (15,5 m<sup>2</sup>) with built-in wardrobes, en-suite bathroom (6,55 m<sup>2</sup>) with wash basin, bath and WC

### EXTRA:

Vaulted cellar (3,75 m<sup>2</sup>)

Studio/workshop: ground floor workshop (52,30 m<sup>2</sup>) with wash basin, WC (1,4 m<sup>2</sup>); first floor : mezzanine (26 m<sup>2</sup>) and separate room (12,45 m<sup>2</sup>) : this could easily be transferred into a separate gîte

Swimming pool 6 m x 11 m, salt pool, completely redone in 2019