

Stone village house to renovate, two bedrooms, with terrace/garden of 28 m2, near Montcuq



## INFORMATION

Town:	Barguelonne-en-Quercy
Department:	Lot
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	77 m2

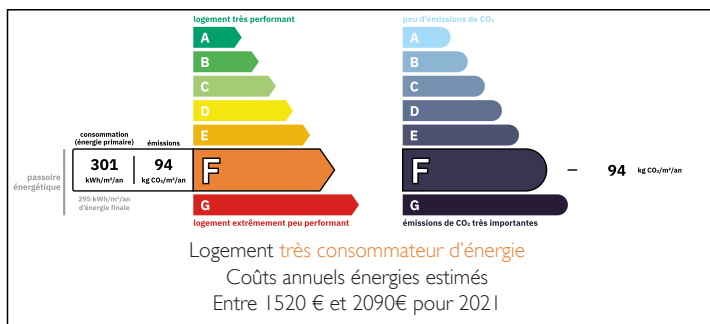
## IN BRIEF

This charming stone property, to renovate, is located in a small village, just 6.5 km from Montcuq and 20 km from Cahors. Enjoy the views, and watch the world go by, from the small courtyard in front of the property, sheltered by a majestic tree. On the ground floor there are two rooms: the kitchen/dining room, with its pretty original wooden staircase which goes upstairs, and the living room, with a fireplace. From the living room, you have French doors with access to the courtyard. Upstairs there are two large bedrooms, the bathroom and the toilet.

A delightful stone property that deserves to be loved again.



## 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.



## LOCAL TAXES

**Taxe foncière: 280 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

### GROUND FLOOR :

Terrace/garden (28 m2)

Kitchen (17.60 m2) with front door, wooden staircase to the upper floor

Boiler room (1.5 m2) with oil fired central heating boiler

Living room (17.75 m2) with fireplace, French doors opening onto the terrace

### FIRST FLOOR :

Bedroom 1 (14.6 m2) dual aspect, with access to the attic (insulated)

WC (2 m2) with sink

Bedroom 2 (13.65 m2)

Bathroom (4.6 m2) with sink, bathtub and bidet

### EXTRA:

Stone property

Beams

Fuel oil tank buried under the terrace

Septic tank non-compliant

Montcuq: 6.5 km

Castelnau Montratier: 16 km

Cahors: 20 km

Bergerac Airport: 95 km

Toulouse Airport: 100 km

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