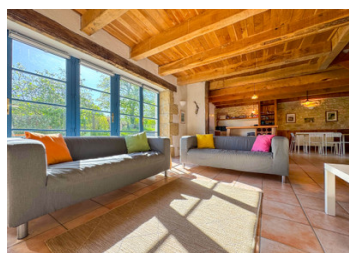


Two beautifully renovated stone houses, with swimming pool and views, only minutes from Montcuq.



INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	6
Bath:	5
Floor:	220 m2
Plot Size:	2536 m2

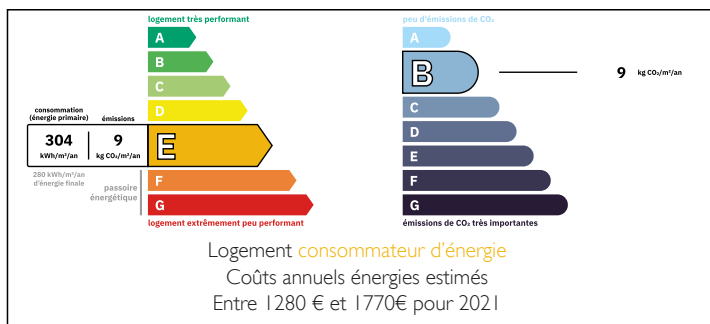


IN BRIEF

These character properties are situated on a very quiet road in a sleepy hamlet, less than 10 minutes drive from Montcuq. High quality renovation for both properties using only local materials (beautiful beams, exposed stone etc) and at the same time offering all modern conveniences. This property is perfect for dual family living, or as a main residence with a gite. The main house features a cosy living room with a wood-burning stove, an open kitchen leading to a private terrace, and 3 bedrooms all with en-suite facilities, of which one bedroom is on the ground floor. The spacious gite next door also has a quality finish, and offers spacious living accommodation on the ground floor, and 3 bedrooms on the first floor.

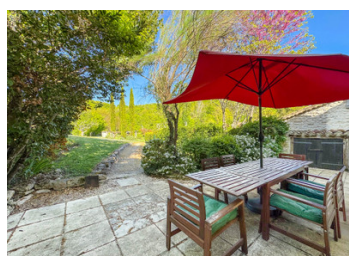
Nicely landscaped garden with swimming pool, stunning views over the surrounding countryside, and proximity to...

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: 1583 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Nestled in a charming hamlet, conveniently situated between the sought-after villages of Lauzerte and Montcuq, this stunning property exudes rustic charm with local stone work, big wooden beams, and authentic craftsmanship. The beautifully landscaped garden with its mature cypress trees acts as a tranquil link between the two houses, with a refreshing pool shared by both properties as a central attraction.

MAIN HOUSE:

GROUND FLOOR:

Kitchen/dining room (32 m2) fully fitted, beams, exposed stone walls, door to back garden

Living room (25 m2) with fireplace and wood burner, large windows to the front of the property

Hallway (3 m2)

Bedroom 1 (13.5 m2) with wood flooring, en suite bathroom (3.5 m2) with wash basin and shower, separate WC (2 m2) with wash basin

FIRST FLOOR:

Landing (14 m2) with lots of built-in storage

Bedroom 2 (12 m2) with built-in wardrobes and en suite bathroom (5 m2) with wash basin, shower and WC

Bedroom 3 (16.5 m2) with en suite bathroom (11.5 m2) with wash basin, bath, shower and WC

GÎTE:

GROUND FLOOR:

Kitchen/dining room/living room (54 m2) open-plan living area, with fully fitted kitchen, doors opening to garden, large windows to the front of the property, fireplace with wood burner

WC (1.5 m2) with wash basin

FIRST FLOOR:

Bedroom 1 (21 m2) with en suite with wash basin and shower, small mezzanine for storage

Bathroom (5.5 m2) with wash basin, shower and WC

Bedroom 2 (11.5 m2) with built-in storage wardrobes, small mezzanine for storage

Bedroom 3 (6 m2) with built-in storage...