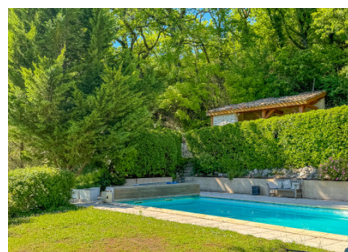


Authentic stone property, beautifully presented for modern living, 4 bedrooms, stunning views, pool and barn



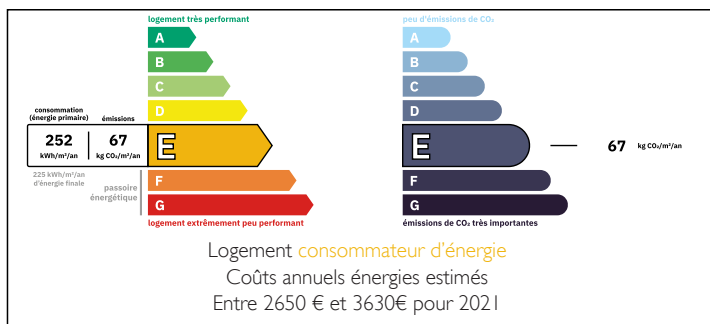
## INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	4
Bath:	4
Floor:	180 m2
Plot Size:	149171 m2

## IN BRIEF

Nicely hidden away on the edge of a small hamlet and almost on top of the hill, this property offers great views. The stone house has maintained all the original charm, such as the stone walls, beams, original terracotta flooring and an amazing fire place whilst combining it with modern comforts such as central heating. All rooms are spacious and bright. There are 3 bedrooms and 3 bathrooms, along with a separate guest annex that includes an additional bedroom and bathroom. The spacious covered terrace (with views) simply adds another outdoor living space to the property. The spacious barn and the swimming pool complete this exceptional property. Surrounded by tranquillity and natural beauty, it is the perfect retreat for those seeking a peaceful and idyllic lifestyle in the South of France

## 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

You enter the property via a gate leading you to a beautiful courtyard, where your eyes are immediately drawn to the views. A spacious covered patio (22 m<sup>2</sup>) seamlessly extends from the main residence, providing an ideal setting to appreciate the breathtaking scenery throughout the seasons. Adjacent to the courtyard, a spacious barn (125 m<sup>2</sup>) serves as a versatile space for recreation and entertainment, complemented by a grand tree that offers ample shade on sunny days.

The house itself offers a sophisticated living room (37 m<sup>2</sup>) featuring lofty ceilings, original terracotta flooring, the original old stone sink and a grand fireplace, leading to a farmhouse kitchen (23 m<sup>2</sup>), a bathroom (7,5 m<sup>2</sup>), and an additional living area (or bedroom) (29 m<sup>2</sup>) with French doors opening to different parts of the garden, the pool area, and a covered outdoor summer kitchen.

Upstairs, a charming rustic landing with exposed wooden beams establishes a seamless connection with the living room below. On this floor, you find a master suite, two additional bedrooms (11 m<sup>2</sup> and 18,85 m<sup>2</sup>), and a generously sized family bathroom (8,9 m<sup>2</sup>). The spacious en suite bedroom (21,5 m<sup>2</sup>), with large doors opening to a private terrace, exudes a warm ambiance accentuated by the natural light streaming in through the glass doors. The room features rich wooden floors, exposed beams, and a soothing neutral color palette for ultimate relaxation. The skylit bathroom (5,5 m<sup>2</sup>) offers essential amenities and a serene retreat, perfect for unwinding...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES