

Charming, renovated village house, 2 bedrooms & 2 bathrooms, quiet location with garden and views.



## INFORMATION

Town:	Montaigu-de-Quercy
Department:	Tarn-et-Garonne
Bed:	2
Bath:	2
Floor:	108 m2
Plot Size:	180 m2

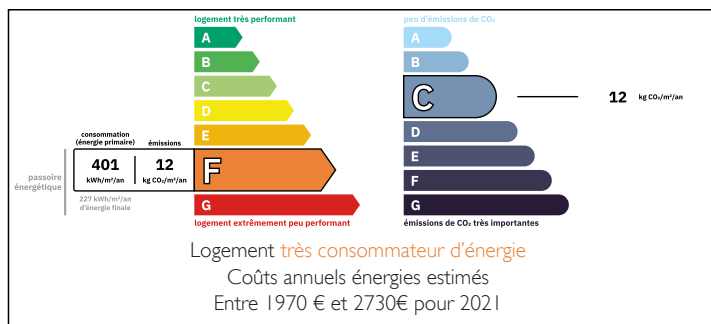


## IN BRIEF

This beautifully presented stone cottage is situated on a quiet street, not far from a central square and with nice views. The property has 2 bedrooms and 2 bathrooms, with the possibility to create a 3rd bedroom on the upper floor. The garden overlooks the property, the village and the surrounding countryside.

All amenities are on your doorstep here: shops, bars and restaurants. The village also has a very nice Saturday weekly market, where you can find all local and fresh produce. The market is also a meeting place for the locals and visitors alike, who will enjoy their morning coffee on one of the terraces, or at the International Club.

## 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

### GROUND FLOOR:

Entrance into:

Living/dining room (36.75 m<sup>2</sup>) with fireplace and wood burner, beams, stone walls

Kitchen (16.5 m<sup>2</sup>) fully fitted

Larder (1.7 m<sup>2</sup>)

WC (1.5 m<sup>2</sup>) with wash basin

### FIRST FLOOR:

Landing (7.7 m<sup>2</sup>)

Bedroom 1 (12 m<sup>2</sup>) with built-in wardrobes

Bathroom (4.75 m<sup>2</sup>) with wash basin, shower and WC

Bedroom 2 (25.75 m<sup>2</sup>) with fireplace, balcony and views, and en suite bathroom (2.75 m<sup>2</sup>) with wash basin, bath with shower and WC

### SECOND FLOOR:

Attic room (24 m<sup>2</sup>) to be renovated

Steps towards the garden

### EXTRA:

Nice garden, with shrubs and a tree, providing shade in the hot summer. The garden overlooks the property, the village and the surrounding countryside.

The property benefits from electric heating, although the wood burner will be sufficient for most of the year.

Mains drainage.

Possibility to purchase furnished

## LOCAL TAXES

Taxe foncière: **826 EUR**

Taxe habitation: **EUR**

## NOTES

Montaigu de Quercy : walking distance to all amenities - the property is situated in the heart of the village

Lauzerte: 15 km

Montcuq: 25 km

Bergerac airport: 78 km

Toulouse airport: 106 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>