

Beautifully renovated, stone village property with garden, 4 bedrooms, contemporary interior design.



## INFORMATION

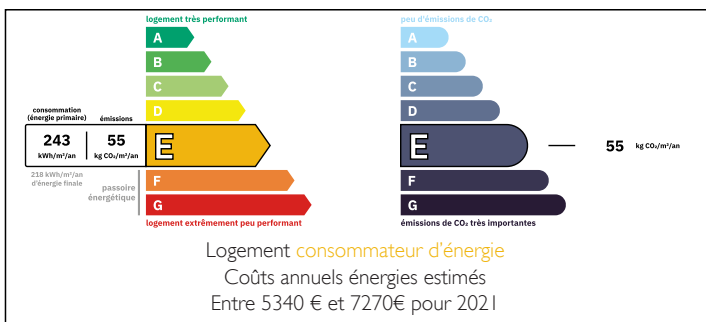
Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	4
Bath:	3
Floor:	202 m2
Plot Size:	795 m2



## IN BRIEF

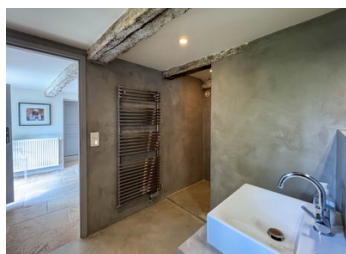
This comfortable home is situated in a small village, less than 5 km from Montcuq. A welcoming front garden courtyard leads you to the covered main entrance door. The property has a nice flow, and the open living spaces are conveniently separated from the bedrooms by the pigeonier. You will find a perfect combination of the features of the old stone building, such as the Quercy stone walls and the wooden beams, with a modern, contemporary interior design. Polished concrete walls and bathrooms, steel door frames and travertine flooring provide a luxurious feel to this property, combined with a touch of elegance and timelessness. Lots of storage possibilities in the basement (with wine cellar!). A vegetable garden with fruit trees can be found in the back garden.

## 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:	1076 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

### GROUND FLOOR:

Living room (40 m2) with fireplace, travertine stone flooring, beams

Kitchen (7,5 m2)

Salon (21 m2)

Hallway (4,25 m2) with floor to ceiling integrated cupboards

Washroom (3,15 m) with wash basin, exterior door to back garden

WC (1,5 m2)

Pigeonnier (11,6 m2) with exterior door

### GARDEN LEVEL:

Library/office (19 m2)

Bedroom 1 (13,4 m2) with exterior door, dressing (4 m2) and en suite bathroom (6 m2) with wash basin, shower and WC

### FIRST FLOOR:

Games room (20 m2)

Bathroom (7,6 m2) with wash basin, bath and WC

Hallway (3,9 m2)

Bedroom 2 (15,45 m2) with bathroom (2,45 m2) with wash basin and shower

Bedroom 3 (12,15 m2)

Bedroom 4 (15,75 m2)

### EXTRA:

Several basements (30 m2 - 14,35 m2 - 12,75 m2 - 6 m2) for storage, utility area, boiler room

Wine cellar (3,95 m2)

Mature front garden/courtyard, with trees and shrubs, fully fenced

Vegetable plot in back garden

Fruit trees

Gas central heating – underfloor heating in living rooms

Mains drainage

The harmonious blend of modern design and traditional allure, make it a truly special and desirable home for those seeking a balance of beauty and comfort in a picturesque village setting in the South West of France.

Montcuq : 5 km