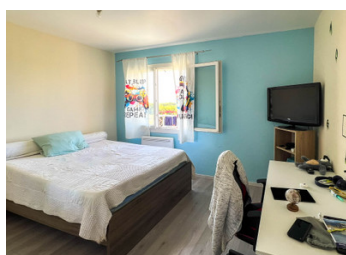
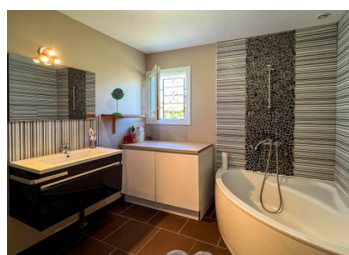


Nicely presented modern home (2013) with 4 bedrooms, 2 bathrooms, swimming pool and stunning views



## INFORMATION

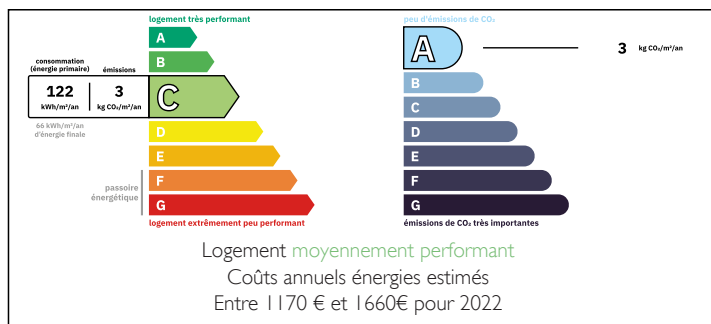
Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	3670 m2



## IN BRIEF

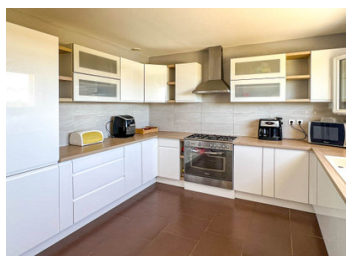
Situated in a small hamlet with uninterrupted views, you find this south facing contemporary home. The property benefits from all modern conveniences such as double glazing, good insulation, reversible air-conditioning/heating in every room and a septic tank conforming to the current regulations. Easy to maintain garden with swimming pool, pool house and fruit trees.

## 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

### MAIN HOUSE:

Living/dining room (48 m<sup>2</sup>) with French doors opening to terrace, fireplace with wood insert, bar  
Kitchen (17 m<sup>2</sup>) fully equipped, with breakfast bar  
Bedroom 1 (17 m<sup>2</sup>) with dressing area and bathroom/utility room (6 m<sup>2</sup>) with WC and shower  
Hallway (4,6 m<sup>2</sup>)  
Bedroom 2 (12,25 m<sup>2</sup>)  
WC (2 m<sup>2</sup>)  
Bedroom 3 (11 m<sup>2</sup>)  
Bedroom 4 (11 m<sup>2</sup>)  
Bathroom (8,9 m<sup>2</sup>) with wash basin, bath

### EXTRA:

Swimming pool 7 m x 4 m chlorine, with Roman steps, hard cover (manual), new liner from 2023  
Pool house (17,65 m<sup>2</sup>)  
Flat garden with some fruit trees (apple, pear, apricot, cherry,...)  
Stunning south facing views

Montaigu de Query: 7 km  
Montcuq: 14 km  
Lauzerte: 18 km  
Cahors: 39 km  
Bergerac airport: 86 km  
Toulouse airport: 110 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>

## LOCAL TAXES

**Taxe foncière: 873 EUR**

**Taxe habitation: EUR**

## NOTES