

Pretty stone farmhouse, restored in 2003, with private garden, only 5 minutes from Montcuq.

EXCLUSIVE



## INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	3
Bath:	1
Floor:	150 m <sup>2</sup>
Plot Size:	790 m <sup>2</sup>

## IN BRIEF

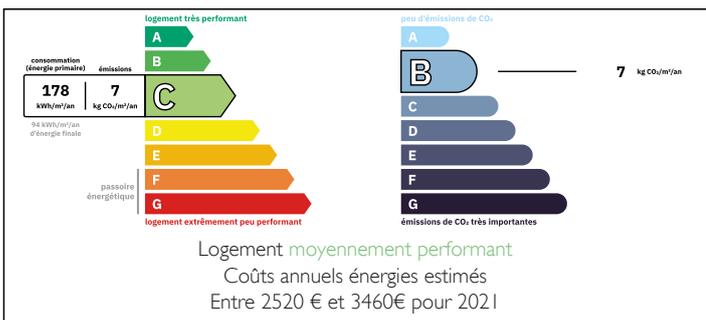
Discover this charming stone house in a peaceful hamlet! Nestled within a tranquil hamlet and surrounded by traditional properties, this charming stone house offers a serene setting. With a private, fully enclosed 790 m<sup>2</sup> garden and convenient private parking, the property provides a welcoming outdoor space.

Full of character, the house features exposed stone details, wooden beams, and a beautiful fireplace. It includes three comfortable bedrooms, a spacious and bright living room, and a separate kitchen.

Set in a preserved natural environment, this property is the perfect starting point for delightful countryside walks. Located just 5 km from Montcuq, it offers countryside tranquillity without sacrificing access to amenities. A true paradise for nature lovers seeking peace and quiet.

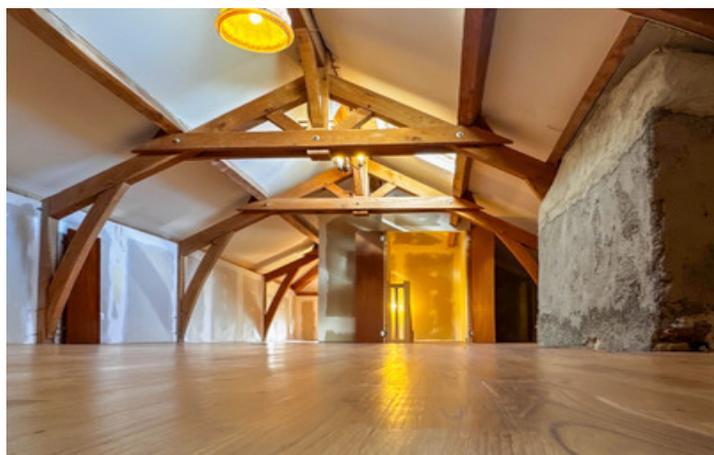


## ENERGY - DPE



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:

Hallway (8.9 m<sup>2</sup>)

Bathroom (8.5 m<sup>2</sup>) with sink, bath, shower, WC

Technical room (8.3 m<sup>2</sup>)

Bedroom 1 (12.3 m<sup>2</sup>)

Bedroom 2 (15.4 m<sup>2</sup>) with French doors to the garden.

### FIRST FLOOR:

Living room (51 m<sup>2</sup>) with fireplace, stone sink

WC (2.1 m<sup>2</sup>) with sink

Kitchen (9.25 m<sup>2</sup>)

### SECOND FLOOR:

Bedroom 3 (41.75 m<sup>2</sup>) with 2 Velux windows

Technical room (13 m<sup>2</sup>)

### EXTRA:

Garden surrounding the property, fully fenced and gated, 790 m<sup>2</sup> of land

Complete renovation of the house in 2003: roof completely redone (oak roofing and framework), electricity, plumbing, heating (electric radiators), insulation (roof and walls), double glazing (wood), new shutters, septic tank fully conforming ...

Montcuq: 5 km

Lauzerte: 15 km

Montaigu de Quercy: 15 km

Prayssac: 20 km

Cahors: 30 km

Bergerac airport: 85 km

Toulouse airport: 100 km

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: **669 EUR**

Taxe habitation: **EUR**

## NOTES