

Charming stone village house with independent gite, garage and workshop – breathtaking countryside views.

EXCLUSIVE



INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	3
Bath:	2
Floor:	178 m2
Plot Size:	1393 m2

IN BRIEF

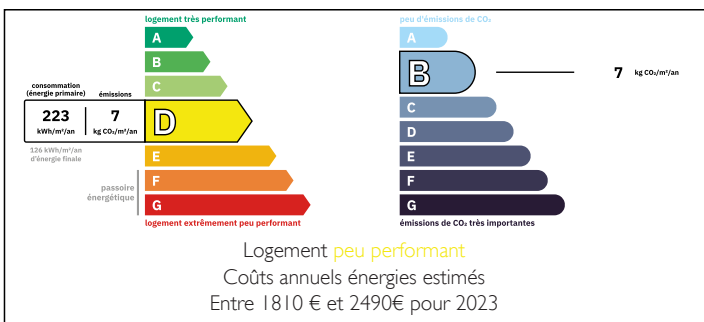
Nestled in the heart of the picturesque village of Montcuq, this enchanting stone house combines rustic charm with modern comforts. Boasting 3 spacious bedrooms and 2 bathrooms, the main house offers living areas that seamlessly open onto a beautifully maintained garden. Enjoy stunning panoramic views of the surrounding countryside, creating the perfect backdrop for relaxation and tranquility.

The property also features a small, yet well-appointed independent gîte, ideal for guests or generating rental income. In addition, the garage and workshop provide ample space for storage or hobbies, making this home as practical as it is charming.

With easy access to all village amenities, this property offers the ultimate dream lifestyle in one of the most sought-after locations. Whether you're looking for a peaceful retreat or a vibrant community, this property has it all!



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: 1579 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

GROUND FLOOR:

Entrance hall (10,60 m²) with staircase to first floor
Bathroom (5,5 m²) with wash basin, shower and WC

Kitchen (16,75 m²) fully fitted, with Godin cooker (gas, electric and wood!)

Veranda (11,5 m²) with stunning views, and access to the back terrace (21,5 m²)

Living room (21 m²) with fireplace and insert, exposed stone walls, beams

Utility area (8,2 m²)

Storage area/basement (10,85 m²) with exterior door

Wine cellar (7,75 m²)

FIRST FLOOR:

Landing (12,5 m²)

WC (5 m²)

Bedroom 1 (16 m²) with views

Hallway/landing (11,5 m²) with exterior door to front balcony (21,5 m²)

Bedroom 2 (11,5 m²) with exterior door to front balcony

Bedroom 3 (11,65 m²)

Bathroom (5,85 m²) with wash basin and shower

EXTRA:

Independent gîte with kitchen (7,85 m), access to additional storage (15,45 m²), bathroom (7,9 m²) with wash basin, shower and WC, bedroom (12,9 m²) and mezzanine (20 m²)

Garage (28,3 m²)

Wine cellar (33,5 m²)

Wood storage (26,60 m²)

Workshop (34,5 m²)

The property further benefits from double glazing, reversible airco/heating with heat pump and mains drainage. The solar panels provide a healthy return of approximately € 2300 per year.

Nicely maintained garden (South facing) with stunning views.

Montcuq : all amenities on your doorstep