

Charming 2-bedroom flat with courtyard, and commercial premises on ground floor – excellent opportunity



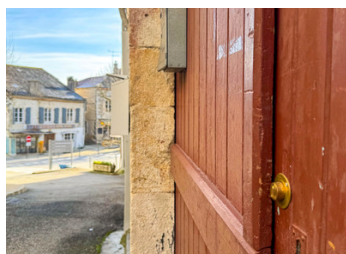
## INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	2
Bath:	1
Floor:	104 m2
Plot Size:	85 m2

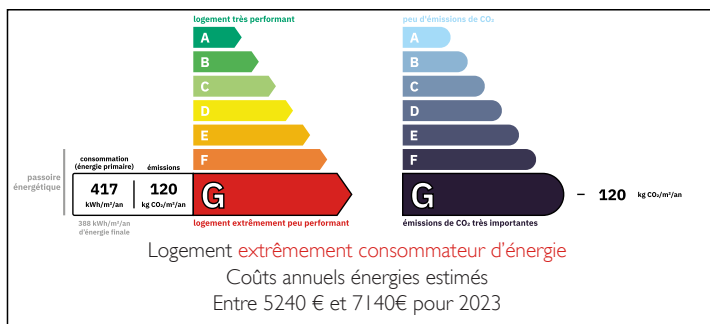
## IN BRIEF

Character apartment (105 m2), situated in the heart of the village of Montcuq, boasting high French style ceilings, tomettes, a chateau worthy fireplace, original stone sink and 2 bedrooms. In need of some internal updating to give it back its former glory. The interior courtyard (84 m2) is a great opportunity to be creative with this excellent outdoor space.

Completely independent of the apartment, with its own private entrance, is a ground floor commercial unit (56 m2), currently rented out on a commercial lease.

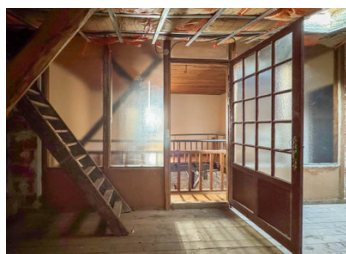
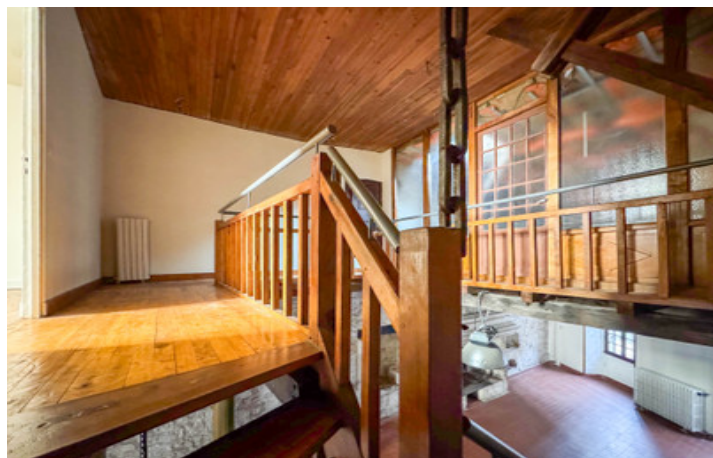


## ENERGY - DPE



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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: 1196 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

### APARTMENT:

Entrance through a closed gate into the interior courtyard (85 m2) with boiler room (oil fired central heating)

### FIRST FLOOR:

Entrance/staircase (4,8 m2)

Kitchen (13,15 m2)

Living area (48 m2) with stone fireplace, French style ceilings, tomettes flooring

Bedroom 1 (19,4 m2) with fireplace and dressing (2 m2)

### SECOND FLOOR:

Bedroom 2 (10,6 m2)

Bathroom (6,8 m2) with wash basin, bath, WC

Attic space (15 m2) could be further converted

### EXTRA:

Commercial unit (56 m2), currently a hairdresser salon, with commercial lease valid up to 2030 – reversible airco/heating in the commercial unit

### COMFORT:

Part of roof redone in 2014 + rest of roof redone in 2023 + cleaning of entire roof in 2023

New hot water boiler in 2022

Conformity of electricity done in 2021

Oil fired central heating for the apartment + single glazing

Mains drainage

Montcuq : all amenities on your doorstep

Lauzerte: 12,5 km

Castelnau Montratier : 18 km

Prayssac : 22 km

Cahors : 26 km

Bergerac airport : 90 km

Toulouse airport : 100 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>