

Contemporary, high quality new built (2017) property, 4 bedrooms, 3 bathrooms, large garage, stunning views

EXCLUSIVE



INFORMATION

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|-------------|------------------|
| Town: | Lendou-en-Quercy |
| Department: | Lot |
| Bed: | 4 |
| Bath: | 3 |
| Floor: | 155 m2 |
| Plot Size: | 3276 m2 |

IN BRIEF

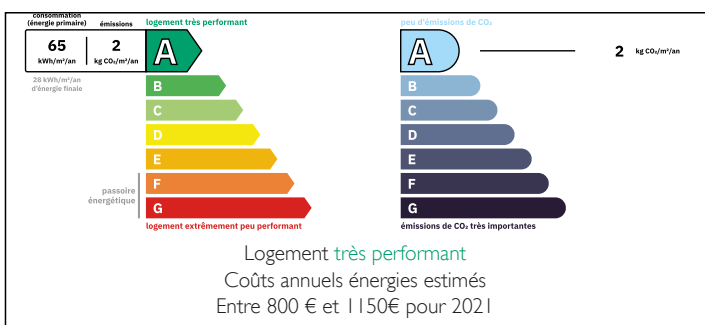
Located midway between the charming villages of Montcuq and Castelnau Montratier, this spacious modern home (155 m2) offers the perfect combination of contemporary living and tranquil surroundings. The property features all living spaces on one level, with a large garage and storage area on the garden level. Take in the breathtaking views from the elevated, covered terrace.

This home is equipped with all modern comforts, including double glazing, electric roller blinds, reversible heating with a heat pump, solar panels, and a fully compliant septic tank. With an A energy rating (DPE), you can be assured of the exceptional quality of this property!

An ideal choice for those seeking style, convenience, and energy efficiency in a peaceful setting.



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:

Kitchen/dining room/living room (65.65 m²) with entrance hall and built-in cupboard, fully fitted kitchen, sliding doors to covered terrace (18.5 m²) (possibility to close the terrace with roller shutters)

Bedroom 1 (17.50 m²) with external sliding door

WC (2.85 m²) with sink

Hallway (7.95 m²)

Bedroom 2 (11.20 m²) with en suite bathroom (5.8 m²) with wash basin, shower and WC

Bedroom 3 (12.25 m²) with built-in storage

Bedroom 4 (18.35 m²) with en suite bathroom (3.65 m²) with wash basin, shower and WC

Bathroom (10.5 m²) with wash basin, shower, bath, WC

LOCAL TAXES

Taxe foncière: 1100 EUR

Taxe habitation: EUR

GARDEN LEVEL:

Access by electric gate to a garage with laundry room (126 m²) and cellar (43.5 m²). Covered terrace with BBQ and bread/pizza oven.

EXTRA:

Comfort : aluminium double glazing, electric roller blinds (alu), reversible heating with a heat pump, solar panels (installed September 2024) - A energy rating (DPE)

Fully compliant septic tank.

Construction on a slight slope, with dominant views

Garden size : 3276 m² - automatic sprinkler system in part of the garden

Lascabanes : 3 km

Montcuq: 8.5 km

Castelnau Montratier: 10 km

Lauzerte : 15 km

Cahors: 24 km

Bergerac airport: 100 km

Toulouse airport : 110 km

Information about risks to which this property is

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