

Spacious 5-bedroom home with garden in Montcuq, walking distance to amenities. A great opportunity!

## EXCLUSIVE



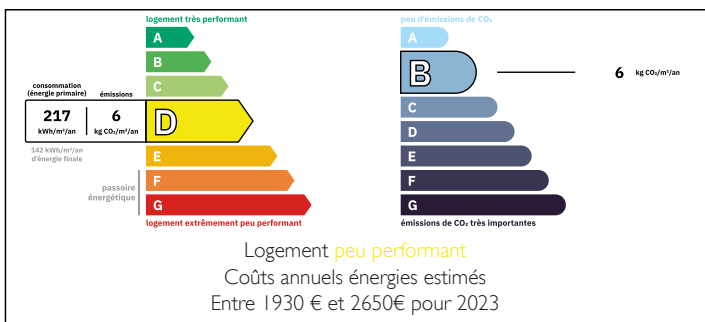
## INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	5
Bath:	2
Floor:	155 m2
Plot Size:	1082 m2

## IN BRIEF

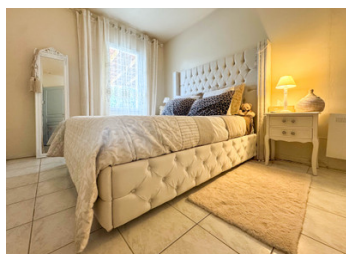
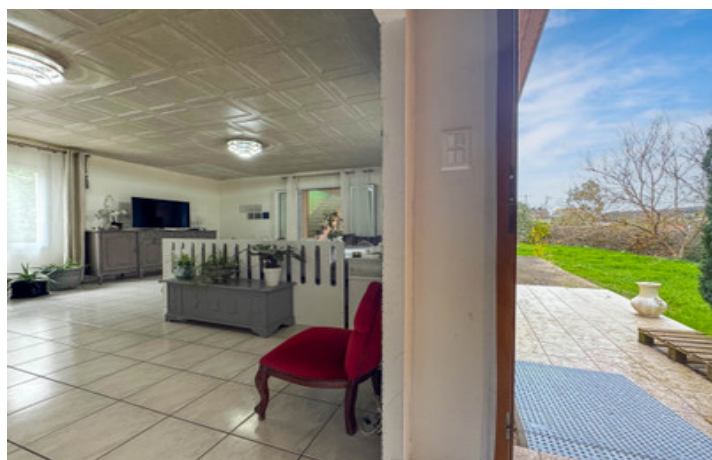
Located in the heart of Montcuq, within walking distance of all amenities, this fenced and gated property offers a fantastic opportunity. Originally built in 1997 and extended in 2002, the home features five bedrooms, two spacious living rooms, and two bathrooms, providing generous living space. While the property requires some updating, including necessary attention to existing cracks due to past movement, it presents great potential for transformation. With its desirable location and ample space, this is an excellent chance to create a personalized home in a sought-after area.

## 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 (13 m2) fully fitted

Living room (41.5 m2) with fireplace and insert

Salon (26 m2) with exterior door

Entrance hall/hallway (6.5 m2)

WC (1.35 m2)

Bedroom 1 (11.20 m2)

Bathroom (4.5 m2) with wash basin, shower

Bedroom 2 (9.85 m2) with built-in storage

Bedroom 3 (9.9 m2)

Bedroom 4 (11.15 m2)

### FIRST FLOOR:

Landing (2 m2)

Bedroom 5 (12.80 m2)

Bathroom (5.25 m2)

### EXTRA:

Garage (18.6 m2)

Fenced and gated property – 1082 m2 of terrain/garden

The property benefits from double glazing, electric heating (+ fireplace in the living room) and mains drainage

Some internal updating required, as is some attention to existing cracks due to past movement

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

## LOCAL TAXES

**Taxe foncière: 1300 EUR**

**Taxe habitation: EUR**

## NOTES

-----

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