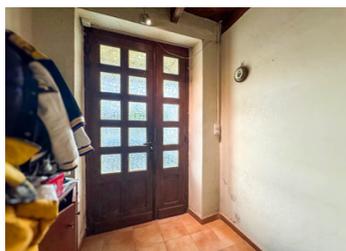


Quercy stone ensemble, with endless potential & dominating views, between Montcuq & Lauzerte



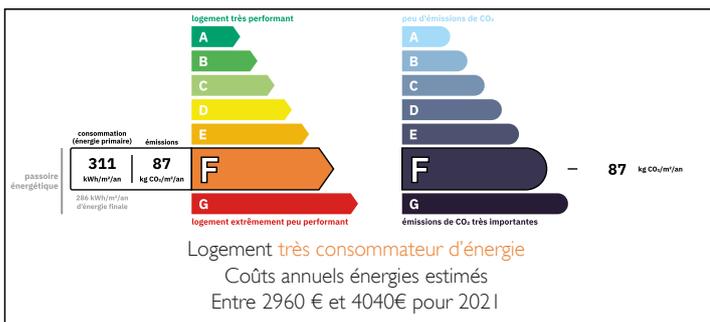
INFORMATION

Town:	Bouloc-en-Quercy
Department:	Tarn-et-Garonne
Bed:	4
Bath:	1
Floor:	130 m2
Plot Size:	11980 m2

IN BRIEF

Nestled in a tranquil hamlet, midway between the sought-after villages of Lauzerte and Montcuq, this beautiful property offers a unique opportunity to create your dream home. The main house, along with a collection of characterful outbuildings—including a traditional pigeonier, multiple spacious barns, and a charming well—all showcase the timeless appeal of Quercy stone. With breathtaking views over the picturesque valleys and surrounding countryside, the setting is nothing short of idyllic. The property is already habitable and structurally sound, providing a solid foundation for a full renovation. The outbuildings offer incredible scope for various projects, from guest accommodations to creative studios (subject to planning permission). This is a rare opportunity to invest in a property brimming with potential, situated in an exceptional location that perfectly balances peace, natural beauty, and convenient access to nearby villages.

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

MAIN HOUSE:

GROUND FLOOR:

Entrance hall (3,25 m²)

Hallway (10,75 m²)

Kitchen/dining/living area (30,5 m²)

Bedroom 1 (13,6 m²)

Bedroom 2 (19,85 m²)

Bedroom 3 (11,4 m²)

Office/bedroom 4 (9,75 m²)

Bathroom (4,35 m²) with wash basin, bidet & shower

WC (1,5 m²)

GARDEN LEVEL:

Dining room (17,5 m²) partially vaulted room, with exterior door

Cellar (24,5 m²) vaulted cellar, currently used as boiler room with oil fired central heating boiler (Chappée)

FIRST FLOOR:

Attic space, possibility to convert (good ceiling height)

EXTRA:

Several outbuildings, including a pigeonier (12,75 m² on 2 levels), garage (43 m²), workshop (48 m²) with spacious mezzanine, stone barn (40 m²), store room (28 m²), open barn with well (65,75 m² – roof not in good condition on this barn) and small stables/outbuilding (18 m² and 31 m², both in ruins and needing a full renovation).

Stunning views over the surrounding countryside

The main house benefits from oil fired central heating, secondary glazing, and is well insulated (new roof insulation from 2018).

Possibility to purchase additional 3 ha of (agricultural) land (€ 15,000)

Lauzerte : 7,5 km

Montcuq : 9,5 km

Moissac : 28,5 km

Cahors : 35 km

Agen : 55 km

Bergerac airport : 90 km

LOCAL TAXES

Taxe foncière: **780 EUR**

Taxe habitation: **EUR**

NOTES