

Spacious 6-bedroom home with pool, stunning valley views & 5 ha of land – Just 5 km from Montcuq

EXCLUSIVE



INFORMATION

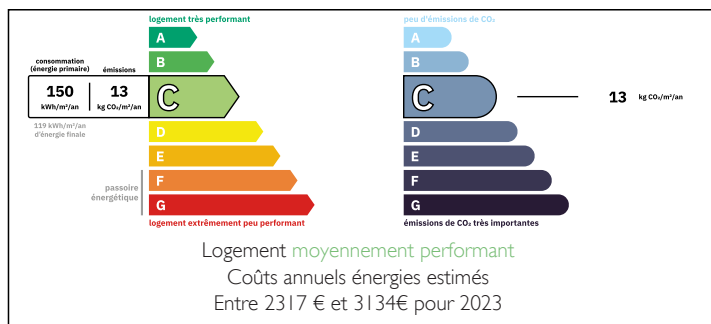
Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	6
Bath:	2
Floor:	220 m2
Plot Size:	47800 m2

IN BRIEF

Nestled in a peaceful hamlet with breathtaking valley views, this spacious 6-bedroom home offers comfort and charm just 5 km from the popular village of Montcuq. Designed for flexible living, it features two ground-floor bedrooms and a bathroom—ideal for single-level living—plus four light-filled bedrooms upstairs. The open-plan kitchen and living area lead out through sliding doors to a sunny terrace and swimming pool, perfectly positioned to enjoy the stunning countryside. Set on 5 hectares, the grounds include an orchard, vegetable garden, and fields suitable for animals or leisure. Whether you're looking for a serene family home or a holiday retreat, this beautifully appointed property offers space, privacy, and natural beauty in abundance.

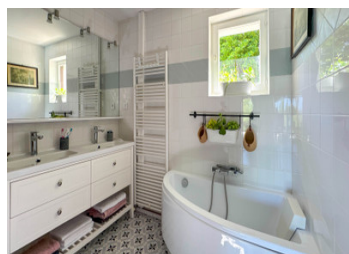


ENERGY - DPE



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: 750 EUR

NOTES

DESCRIPTION

GROUND FLOOR:

Salon (36 m²) with fireplace and wood burner, French doors opening onto terrace

Dining room (14.25 m²)

Bedroom 1 (10.65 m²)

Hallway (4,9 m²)

Kitchen/living area (51,15 m²) with fully fitted kitchen, fireplace with insert, sliding doors to terrace and swimming pool, views

Dressing/office (9 m²) with bathroom (6,65 m²) with twin basin, shower and bath

WC (3 m²) with wash basin

Technical room (3,45 m²)

Pantry/utility room (9,15 m²) with exterior door

Bedroom 2 (10,75 m²)

Office (11,65 m²)

FIRST FLOOR:

Landing (4,5 m²)

Bedroom 3 (9,25 m²)

Bedroom 4 (12 m²)

Bathroom (3,52 m²) with twin basin, bath with shower

Dressing (4,5 m²)

Bedroom 5 (8,55 m²)

Bedroom 6 (12,65 m²) with Juliette balcony & views

WC (1,9 m²)

LOWER GARDEN LEVEL:

Basement (56,5 m²) with boiler-room

EXTRA:

Swimming pool, 11 m x 4 m, chlorine pool, technical room for pool with solar panels (3 kW, auto-consumption)

Carport with space for 4 cars

Small outbuildings for animals

Extensive grounds surrounding the property, with orchard, vegetable plot and fields

The property benefits from double glazing, oil and/or wood fired central heating, reversible air-conditioning, newly insulated attic (2020)

Montcuq : 4,6 km

Lauzerte : 10 km