

Stone farmhouse with outbuildings, to be renovated, located in absolute peace and quiet, 5 ha of land



## INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	1
Bath:	1
Floor:	65 m2
Plot Size:	49037 m2



## IN BRIEF

A small private track takes you to the top of the plateau, where you find this stone farmhouse with its outbuildings, surrounded by nature, fruit trees, meadows and woodland, mid-way between Montcuq and Montaigu de Quercy. The old stone farmhouse is typical for the region, with a basement over the full length of the ground floor of the property and exterior stone steps leading to the living areas. The main house (68 m2) needs a complete renovation and currently boasts a hallway with WC, and 3 rooms with access to a raised terrace : the perfect spot to sit back, relax, and to enjoy the views. Numerous outbuildings, such as a wonderful stone barn in good condition, complement this special property. No Linky here and no mains water, as the property is spring fed. A heavenly piece...

## ENERGY - DPE

DPE not required.

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

### GARDEN LEVEL:

Basement (62,5 m<sup>2</sup>)

Workshop (28,15 m<sup>2</sup>) with separate room (18,9 m<sup>2</sup>) situated under the raised terrace

### FIRST FLOOR:

Hallway (6,5 m<sup>2</sup>)

WC (1 m<sup>2</sup>)

Room 1 (20,65 m<sup>2</sup>)

Room 2 (16,55 m<sup>2</sup>) with wash basin, door to raised terrace

Room 3/kitchen/living area (23,7 m<sup>2</sup>) with fireplace

### EXTRA:

The main house benefits from double glazing and new shutters, hemp insulation

Stone outbuilding serving as bathroom (22,75 m<sup>2</sup>) with shower, washing machine, old sink

Stone barn (108,65 m<sup>2</sup>) with workshop (20 m<sup>2</sup>)

Several smaller outbuildings (15,15 m<sup>2</sup>, 17,3 m<sup>2</sup>, 27,67 m<sup>2</sup>)

Chicken coop

5 ha of land with meadows and woodland

Property is fed by a spring – no mains water

Montcuq : 8,5 km

Montaigu de Quercy : 11,5 km

Cahors : 34 km

Bergerac airport : 87 km

Toulouse airport : 100 km

## LOCAL TAXES

Taxe foncière: **360 EUR**

Taxe habitation: **EUR**

## NOTES

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