

Spacious, extended stone home with pool, landscaped gardens & stunning panoramic views, 5 kms from Montcuq



## INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	3
Bath:	3
Floor:	180 m2
Plot Size:	7200 m2

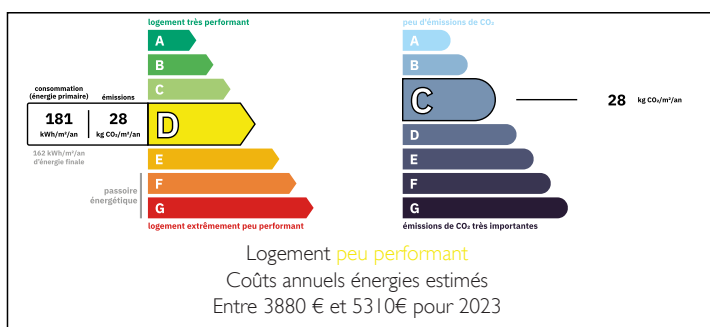


## IN BRIEF

Nestled in complete privacy with no close neighbours, this charming stone house offers a breathtaking view that truly sets it apart. Tastefully extended in the 1980s to enhance space and comfort, the home blends traditional character with modern living. Designed for ease, most of the accommodation is on the ground floor, except for a stunning main bedroom suite in the pigeonier, complete with its own dressing room and bathroom. Set within fully fenced and gated grounds, the property boasts beautifully landscaped gardens filled with mature trees, colourful flowers, and a variety of shrubs. A lovely swimming pool adds to the appeal, perfect for relaxing or entertaining.

Situated just 5 km from the vibrant village of Montcuq with its popular market, shops, and restaurants, this is an ideal countryside retreat offering comfort, charm, and spectacular views.

## ENERGY - DPE



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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:	1173 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

### GROUND FLOOR:

Entrance hall (10 m2)  
 Living room (55 m2) with fireplace and wood insert, exterior door to covered terrace  
 Office (20,85 m2)  
 Dining room/veranda (31,5 m2) with open fireplace, stunning views over the surrounding countryside  
 Kitchen (12,5 m2) fully fitted  
 Bedroom 1 (15 m2) with built-in wardrobe, with en suite bathroom (4,20 m2) with wash basin and bath and WC (1,15 m2)  
 Bedroom 2 (18 m2)  
 Bathroom (3,15 m2) with wash basin and shower  
 WC (1,5 m2)

### FIRST FLOOR:

Landing (5,5 m2)  
 Bedroom 3 (20 m2) with dressing (6 m2) and bathroom (4,5 m2) with wash basin, bath/shower and WC

### LOWER LEVEL:

Basement (12 m2)  
 Wine cellar (12,5 m2)

### EXTRA:

This comfortable home benefits from double glazing, gas fired central heating, a water softener and a new septic tank.

The infinity (salt) pool, 10 m x 5 m with Roman steps, has had its liner replaced 5 years ago (2020).  
 Garage/workshop (25 m2) with mezzanine for extra storage

Fully fenced and gated property, with remote controlled, electronic gate

Beautifully landscaped gardens with assorted trees, bushes and flowers. A selection of trees include a magnificent ancient oak, and a fruit orchard including kiwi and walnut trees.

Stunning views over the surrounding countryside, south-west facing

The property would benefit from some interior and exterior refreshment to restore it to its full potential and former charm.