

Character stone property in the heart of the village, with 2 additional apartments, double garage and garden.

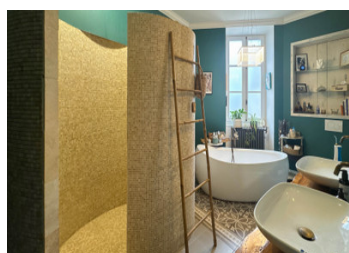
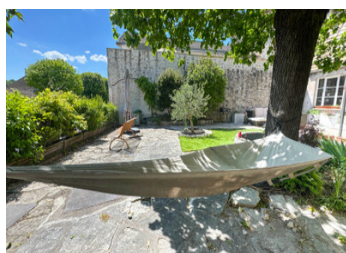
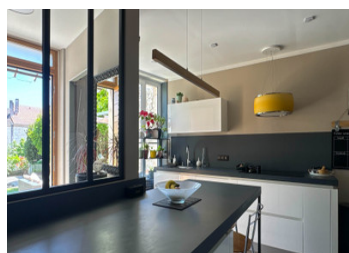
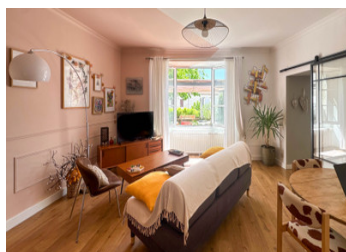


## INFORMATION

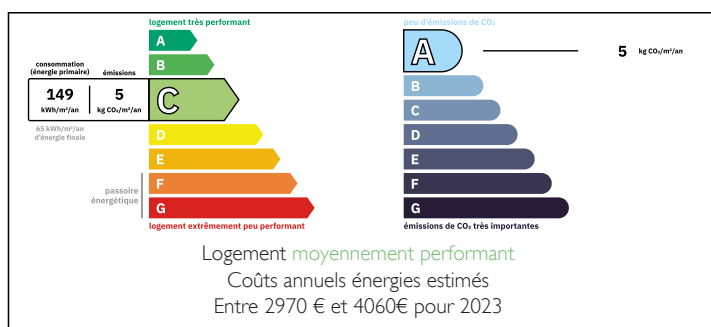
Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	7
Bath:	4
Floor:	430 m2
Plot Size:	441 m2

## IN BRIEF

Nestled in the vibrant historic heart of Montcuq-en-Quercy-Blanc, this beautifully renovated stone house offers a rare blend of character and modern comfort. The bright, airy living spaces open onto one of the most central yet private gardens in the village—ideal for relaxing or entertaining. The main house spans three levels with 5 generous bedrooms and 2 stylish bathrooms. At the front, a 17 m<sup>2</sup> commercial space offers great potential for a boutique, office, or gallery. Two independent apartments add flexibility, perfect for rentals or guests. A rare find in the village centre, the property also features a double garage with direct access. This is not only a charming family home with lovely outdoor space, but also a smart investment with income potential—all just steps from Montcuq's lively market, shops, and cafés.

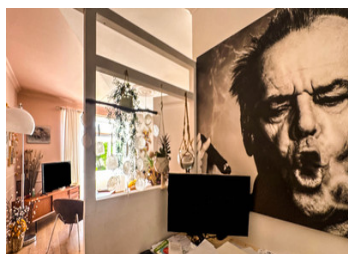


## ENERGY - DPE



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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.



## DESCRIPTION

### GROUND FLOOR:

Entrance hall (2,6 m<sup>2</sup>) with door to garden (130 m<sup>2</sup>) overlooking the main street and square

Kitchen (18 m<sup>2</sup>) fully fitted

Living/dining area (28 m<sup>2</sup>) with built-in storage, views over the garden

Office (4,3 m<sup>2</sup>) with built-in storage

Landing (6,6 m<sup>2</sup>) with staircase

Cellar (20 m<sup>2</sup>) ideal for storage

Double garage (35 m<sup>2</sup>) with space for 2 cars, workshop etc, access to a terrace (15 m<sup>2</sup>) with heat pump

Utility area (3,7 m<sup>2</sup>) with WC

### FIRST FLOOR:

Bedroom 1 (24 m<sup>2</sup>)

Bedroom 2 (23 m<sup>2</sup>) with dressing (6,8 m<sup>2</sup>)

Bathroom (12 m<sup>2</sup>) with twin basin, bath, shower, WC

### SECOND FLOOR:

Landing (20 m<sup>2</sup>)

Bedroom 3 (21 m<sup>2</sup>)

Bedroom 4 (17 m<sup>2</sup>)

WC (2,10 m<sup>2</sup>)

Bathroom (7,9 m<sup>2</sup>) with twin basin, shower

Bedroom 5 (13,15 m<sup>2</sup>)

### EXTRA:

Commercial space, on the ground-floor (17 m<sup>2</sup>)

Independent apartment 1, on the ground-floor with kitchen/living area (20 m<sup>2</sup>), bedroom (18 m<sup>2</sup>) and bathroom (3,8 m<sup>2</sup>) with wash basin, shower and WC, fully renovated, ready to be rented out

Independent duplex apartment 2, spread over 2 floors with kitchenette (7,4 m<sup>2</sup>), shower room (3 m<sup>2</sup>) with wash basin, shower and WC, living area (13,5 m<sup>2</sup>) with breakfast bar and on upper floor, under the eaves: bedroom (9 m<sup>2</sup>) and further storage (12 m<sup>2</sup>)

Double garage (35 m<sup>2</sup>)

The property benefits from :

- double glazing (2018)
- walls and ceilings insulated (excellent DPE rating : C)

## LOCAL TAXES

Taxe habitation: EUR

## NOTES