

Spacious village house with garden, large terrace, and gite, currently run as successful pilgrims B&B

## EXCLUSIVE



## INFORMATION

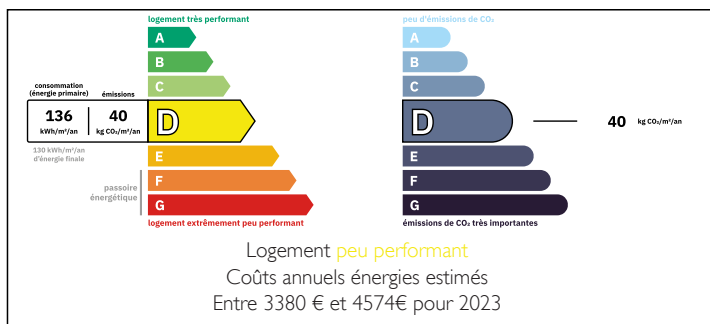
Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	6
Bath:	0
Floor:	210 m2
Plot Size:	578 m2

## IN BRIEF

Situated in the sought-after village of Montcuq, this characterful stone property is currently run as a successful stopover lodge for pilgrims on the Route de Compostelle. Offering over 210 m<sup>2</sup> of habitable space, this large and flexible home benefits from six bedrooms, multiple reception areas, a generous raised terrace with far-reaching views, a garden, garage, and separate annex accommodation. Excellent opportunities both as a family home or a successful business.

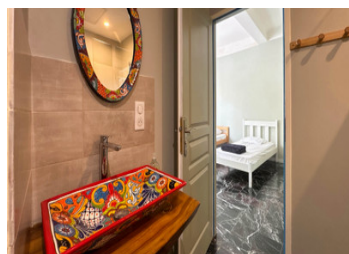


## ENERGY - DPE



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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: 2630 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

### MAIN HOUSE:

Accessed via a private gated entrance, the house is arranged over three levels.

### MAIN FLOOR:

Entrance hall (5.77 m<sup>2</sup>)

Kitchen/Living/Dining room (47.52 m<sup>2</sup>) newly fitted modern kitchen, large windows

Bedroom 1 (13.15 m<sup>2</sup>) with access to the raised terrace (44 m<sup>2</sup>) offering panoramic views over Montcuq village to one side and the rolling countryside to the other

Shower room (4.5 m<sup>2</sup>) with sink and shower

WC (1.5 m<sup>2</sup>) with sink

Bedroom 2 (22 m<sup>2</sup>) with fireplace and en-suite shower room (3.9 m<sup>2</sup>) with sink, shower and WC

### SECOND FLOOR:

Landing (11.7 m<sup>2</sup>)

Bedroom 3 (23.65 m<sup>2</sup>) with fireplace and shower room (3.3 m<sup>2</sup>) with sink, shower and WC

Hallway (12 m<sup>2</sup>)

Bedroom 4 (16 m<sup>2</sup>)

Bedroom 5 (21 m<sup>2</sup>)

Bedroom 6 (13.4 m<sup>2</sup>) with views

Bathroom (6.65 m<sup>2</sup>) with sink, bathtub, toilet

### GARDEN LEVEL :

Basement/storage (24 m<sup>2</sup>) with fresh water spring

Pantry (7 m<sup>2</sup>)

Basement 2 (22.5 m<sup>2</sup>)

Boiler room (21 m<sup>2</sup>)

Summer kitchen/laundry room (19 m<sup>2</sup>)

Shower room (4.7 m<sup>2</sup>) with sink, shower, WC

Garage (38.75 m<sup>2</sup>) with exterior access only

INDEPENDENT STUDIO: electricity redone, insulated, reversible air conditioning

Ground floor: living room/kitchen (12.8 m<sup>2</sup>) -

First floor : bedroom with shower room (12.25 m<sup>2</sup>) with sink, shower and WC - access to the raised terrace

### EXTRA:

The property is situated on the Route de Compostelle, making it a sought after overnight stay