

Charming 5-Bed Longère with Garden, Garage & Great Potential Near Montcuq



INFORMATION

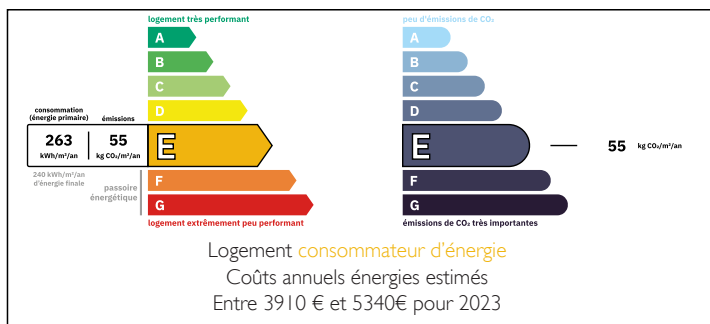
Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	5
Bath:	2
Floor:	204 m2
Plot Size:	2645 m2



IN BRIEF

Just a short stroll from the vibrant historic town of Montcuq, this spacious 5-bedroom longère is brimming with charm and opportunity. Traditional features such as exposed beams and rustic stonework create instant character, while a good roof and double glazing mean you can live in comfort while updating it to your taste. The generous living areas and two bathrooms make it ideal for family life, holidays, or a rental project. A large through-garage, opening at both ends, offers excellent conversion potential to expand the living space or create a separate unit. Outside, the mature garden is complemented by an additional parcel of land with two wells – perfect for a vegetable garden, chickens, or simply enjoying the countryside lifestyle. With the possibility to divide into two logements, this property combines authentic French character with outstanding versatility. An exciting...

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: 1331 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

PROPERTY DESCRIPTION:

This character-filled LONGÈRE offers spacious, versatile living across two levels, set within a lovely and private garden with mature trees and flowering shrubs. The bones, roof, and menuiserie of the property are in very good condition, providing a solid foundation for further improvements.

GROUND FLOOR:

The ground floor features a LARGE GARAGE (38m²) with new timberwork and double glazing, and convenient double doors at both the front and rear. A generous BEDROOM ONE (22m²) enjoys pleasant garden views. The main SALON (36m²) is full of charm, with exposed beams, a traditional fireplace, and a large woodburner, creating a warm and inviting space. The KITCHEN (11m²) is functional but will need updating and enlarging. Additional practical rooms include a WC, SHOWER ROOM, a small BUANDERIE, and a LOCAL TECHNIQUE (28m²).

Two separate staircases at either end of the ground floor lead to the first floor, providing excellent flow and flexibility.

FIRST FLOOR:

Upstairs, there is a LARGE BEDROOM (30m²), currently used as a GAMES ROOM, alongside three further bedrooms: BEDROOM 3 (10.45m²), BEDROOM 4 (10.60m²), and BEDROOM 5 (8.50m²), which would make an ideal OFFICE. There is also a BATHROOM and a separate WC, plus an additional DINING ROOM (23.45m²) and another SALON (28.30m²), offering plenty of living and entertaining space. The bathrooms will need updating, and the décor throughout the property could be modernised and brightened.

OUTSIDE:

The GARDEN is private, peaceful, and full of character, with mature flowering shrubs and trees. A