

Renovated 3-bed village home with pool, garden &amp; garage – Walk to shops in charming Montcuq

## EXCLUSIVE

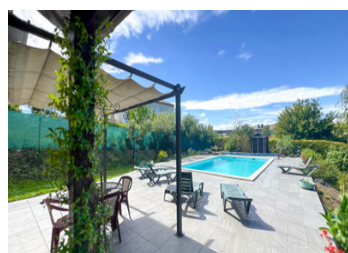


## INFORMATION

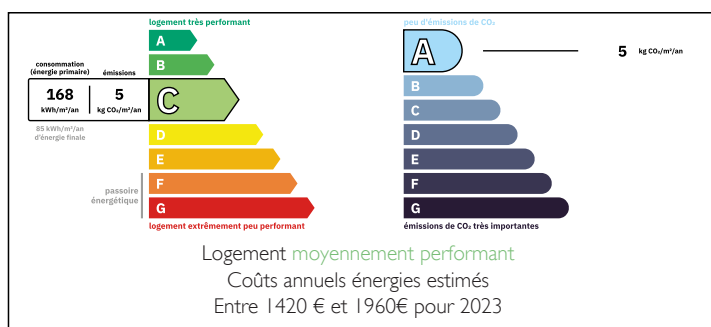
Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	3
Bath:	1
Floor:	111 m2
Plot Size:	1110 m2

## IN BRIEF

Located in a quiet residential area, this fully renovated home has a lot to offer. The property is fully fenced and gated. The comfortable and light living areas all have direct access to the garden and swimming pool, with spacious terraces around. There are 3 bedrooms (all with built-in wardrobes), sharing a (new!) family bathroom. The inviting gardens are beautifully landscaped with flowerbeds and shrubs, some fruit trees and even a vegetable garden. This property benefits from all mod cons : new kitchen, pellet burner, modern bathroom, double glazing, thermo-dynamic hotwater tank, solar panels and mains drainage. Just steps to shops in Montcuq, with Lauzerte, Cahors & airports nearby.

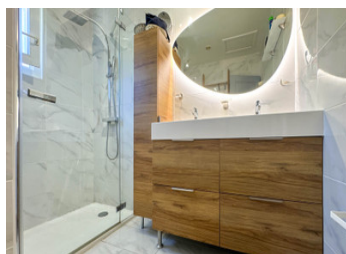


## ENERGY - DPE



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: 650 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### GROUND FLOOR:

Entrance hall/salon (9,25 m<sup>2</sup>)

Kitchen/dining room (21,25 m<sup>2</sup>) newly fitted kitchen with wine fridge, doors opening to covered terrace

Utility area (11 m<sup>2</sup>) with wash basin

WC (1,6 m<sup>2</sup>)

Living area (35 m<sup>2</sup>) with pellet burner, French doors opening to terrace and swimming pool

### FIRST FLOOR:

Hallway

Bathroom (7 m<sup>2</sup>) with twin wash basin, walk-in shower, WC

Bedroom 1 (8,25 m<sup>2</sup>) with built-in wardrobes

Bedroom 2 (10 m<sup>2</sup>) with built-in wardrobes

Bedroom 3 (9 m<sup>2</sup>) with built-in wardrobes

### EXTRA:

Garage/workshop

Swimming pool 8 m x 5 m, chlorine pool with Roman steps

Property is fully fenced and gated

Nicely landscaped, village garden with flower beds, shrubs, some fruit trees (prunes, reine Claude, apples) and a vegetable garden (total plot size 1110 m<sup>2</sup>)

This comfortable home now benefits from double glazing (with roller blinds or shutters), a new kitchen, new bathroom, new tiling throughout, mains drainage, a new thermo-dynamique hot water tank and solar panels (10 kW, autoconsommation).

Montcuq : all amenities on your doorstep

Lauzerte: 12,5 km

Castelnau Montratier : 18 km

Prayssac : 22 km

Cahors : 26 km

Bergerac airport : 90 km

Toulouse airport : 100 km

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