

Charming stone cottage with swimming pool and direct access to small stream, close to Montcuq and Cahors



## INFORMATION

Town:	Barguelonne-en-Quercy
Department:	Lot
Bed:	2
Bath:	1
Floor:	80 m <sup>2</sup>
Plot Size:	4625 m <sup>2</sup>



## IN BRIEF

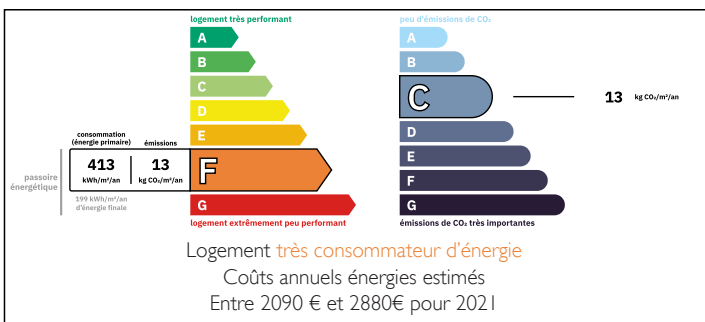
Charming stone cottage near Montcuq, ideal as a holiday home or peaceful countryside retreat. This character property offers a cozy layout with a bright living room with a wood burner and staircase to a mezzanine bedroom and a fully fitted kitchen/dining room featuring an original stone sink. The ground floor further includes a spacious bedroom, bathroom, WC, and utility room.

Outside, enjoy a covered terrace, a stone outbuilding for storage, and a 5 m x 3 m aboveground pool perfect for summer days. The large 4625 m<sup>2</sup> garden is a true haven, with around 2500 m<sup>2</sup> fully fenced and gated, plus direct access to the tranquil La Petite Barguelonne stream with lovely rural views, ideal for nature lovers.

Conveniently located just 3.5 km from Montcuq and within easy reach of Lauzerte, Prayssac, Cahors, and airports in Bergerac and Toulouse.

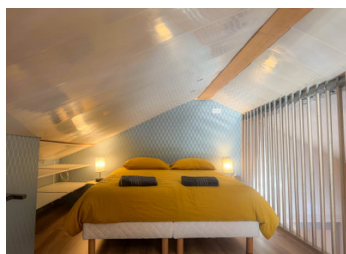
A delightful,...

## 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.



## DESCRIPTION

### STONE COTTAGE:

Entrance hallway (4 m<sup>2</sup>)

Utility room (4 m<sup>2</sup>) with washing machine, hot water tank

WC (1,65 m<sup>2</sup>) with wash basin

Bathroom (3,85 m<sup>2</sup>) with wash basin and shower

Kitchen/dining room (15 m<sup>2</sup>) fully fitted kitchen, original stone sink, exterior door

Living area (18,25 m<sup>2</sup>) with wood burner, staircase to mezzanine bedroom (25 m<sup>2</sup>) – under the eaves, with limited headroom

Ground floor bedroom (19,20 m<sup>2</sup>)

### EXTRA:

Covered terrace (19,5 m<sup>2</sup>) with exterior WC (1,7 m<sup>2</sup>)

Stone outbuilding (8,5 m<sup>2</sup>) used for storage

Above ground swimming pool 5 m x 3 m

Metallic garden shed

Garden (4625 m<sup>2</sup>) with direct access to a small stream (La Petite Barguelonne)

Approximately 2500 m<sup>2</sup> of the garden is fully fenced and gated

Montcuq : 3,5 km

Lauzerte : 15 km

Prayssac : 20 km

Cahors : 23 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>

## LOCAL TAXES

**Taxe foncière: 627 EUR**

**Taxe habitation: EUR**

## NOTES