

Renovated, character property for sale in Montcuq, with pool, private location, walking distance to amenities

EXCLUSIVE

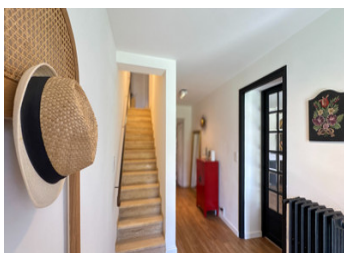


## INFORMATION

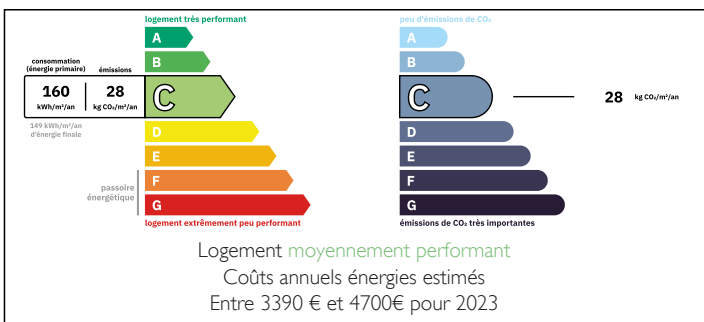
Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	5
Bath:	4
Floor:	220 m2
Plot Size:	3662 m2

## IN BRIEF

Just a short walk from the heart of Montcuq, this beautifully renovated character home offers privacy, elegance and the charm of village life in the sought-after Lot region. Set within a fully enclosed 3,600 m<sup>2</sup> garden bordered by a small stream, the property combines authentic architecture with high-quality modern comfort. The main house features a spacious kitchen and dining room with fireplace, a light-filled living room opening onto the garden, a luxurious master suite and three additional bedrooms. A wellness area with sauna adds a touch of indulgence, while a charming independent pigeonier tower provides guest accommodation. Outdoors, a fully renovated 12 x 6 m swimming pool, covered terrace and summer kitchen create the perfect setting for long lunches and relaxed evenings with family and friends. Sold fully furnished and ready to enjoy, this is a rare opportunity...



## 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

### GROUND FLOOR:

Kitchen and dining area (34,2 m<sup>2</sup>) with newly fitted kitchen, fireplace with wood insert

Hallway (16,75 m<sup>2</sup>) with built in storage cupboards

WC (1,75 m<sup>2</sup>) with wash basin

Master bedroom 1 (23,6 m<sup>2</sup>) with en suite bathroom (14,4 m<sup>2</sup>) with twin wash basin, shower, WC and storage

Bedroom 2 (10 m<sup>2</sup>) currently used as a dressing room

Bedroom 3 (18,35 m<sup>2</sup>) with Velux Window

Bedroom 4 (13,9 m<sup>2</sup>)

Bathroom (6,4 m<sup>2</sup>) with wash basin, WC, bath with shower

### GARDEN LEVEL:

Living room (50 m<sup>2</sup>) with French doors opening to front terrace, fireplace with open fire

Sauna (4 m<sup>2</sup>) for 3 people, with bathroom (12,5 m<sup>2</sup>) with wash basin and shower

WC (3,25 m<sup>2</sup>)

Boilerroom (6,25 m<sup>2</sup>)

Garage (37 m<sup>2</sup>)

Basement/storage (19 m<sup>2</sup>)

Utility room (13,75 m<sup>2</sup>) with exterior door

TOWER ROOM (pigeonnier on first floor):

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

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

Hallway (8 m<sup>2</sup>)

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES

### TECHNICAL:

Gas central heating throughout – a new Viessmann low-temperature condensing boiler, remotely controllable (September 2024)

New roof and insulation (2019)

New double glazing (2025)

The property has been fully rewired.

All rooms have reversible air conditioning.

Domotique (automation) throughout the property

Septic tank

### EXTRA:

Outdoor living is at the centre of this exceptional property. A fully renovated 12 x 6 metre swimming