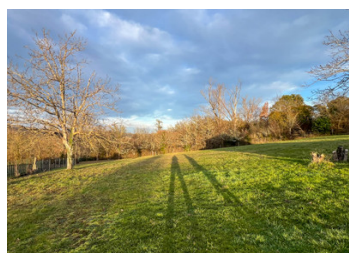
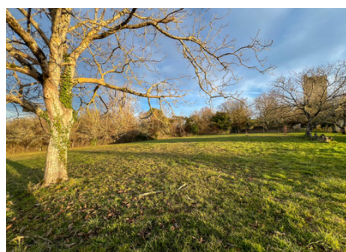


Building plot in the centre of Montcuq, quiet location and stunning views. All amenities on your doorstep.

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	0
Bath:	0
Floor:	200 m2
Plot Size:	1807 m2

IN BRIEF

Rare opportunity in Montcuq: located in the heart of the historic village of Montcuq, this magnificent 1,807 m² building plot offers a privileged and peaceful living environment.

At the front, the plot opens onto superb unobstructed views of the surrounding countryside, while at the rear, you'll enjoy an iconic view of the Montcuq tower.

Situated at the end of a cul-de-sac, it enjoys a quiet, unspoiled setting, backing onto a protected natural area in the heart of the village, ensuring total tranquility and privacy.

Water, electricity, and mains drainage connections are in the immediate vicinity, facilitating the realization of your building project.

Another major advantage: everything is within walking distance. Shops, the market, restaurants, services, and village activities are all accessible in just a few minutes.

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

Please note: the land is located within the protected area of a listed historical monument, which means that certain regulations from the French Heritage Buildings authority (Bâtiments de France) apply to construction projects, ensuring a harmonious and enhanced architectural setting.

A unique plot of land, combining a central location, exceptional views, and a preserved environment, ideal for a life project in the heart of one of the most sought-after villages in the Quercy region.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES