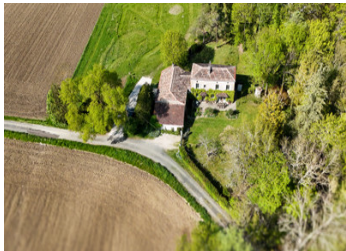
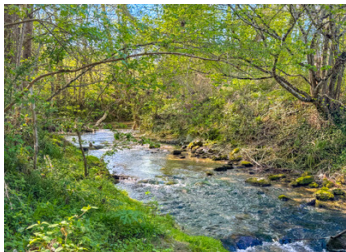


Beautiful stone millhouse with stone outbuildings, bordered by a small stream & natural pool, close to Montcuq

EXCLUSIVE



## INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	2
Bath:	2
Floor:	102 m2
Plot Size:	10319 m2

## IN BRIEF

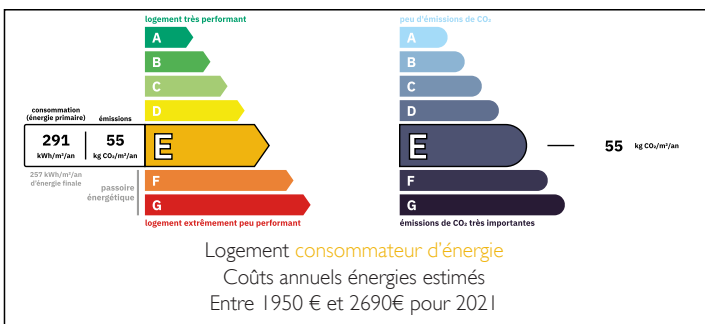
Set in an idyllic and peaceful setting at the end of a quiet country lane, this beautifully renovated property offers an exceptional lifestyle in the heart of the Quercy Blanc countryside, just minutes from Montcuq and Lauzerte.

The house combines charm and comfort, featuring a fully fitted kitchen, a spacious living area with fireplace and wood burner, and two generous bedrooms, including a luxurious en-suite. A large terrace runs the full length of the property, perfect for outdoor living.

The landscaped garden feels almost magical, bordered by a gently flowing stream whose soothing sound creates a truly serene atmosphere. A natural swimming area offers a refreshing escape during warm summer days.

Set on 1 ha and fully fenced, the property also benefits from excellent outbuildings, including barns, workshop, and vaulted cellar—ideal for projects or hobbies. This is a rare opportunity to...

## 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:

Spacious terrace over the full length of the property  
Kitchen/dining room (15.45 m<sup>2</sup>) fully fitted kitchen, travertin flooring

Living room/dining room (32.25 m<sup>2</sup>) with fireplace and wood burner, French doors opening to front terrace and garden

Bathroom/ utility room (7.15 m<sup>2</sup>) with wash basin, shower, WC

### FIRST FLOOR:

Bedroom 1 (14.5 m<sup>2</sup>) with wood flooring

Bedroom 2 (21.35 m<sup>2</sup>) with en suite bathroom (12 m<sup>2</sup>) with wash basin, shower, bath, WC

### KEY FEATURES:

Very private property, without close neighbours, located on a dead-end road, with very little passing traffic (only 1 property beyond this one)

Very pretty and landscaped garden, bordering a small stream, with lots of sitting areas, and easy access to the stream

Natural swimming pool (in the stream)

1 ha of grassland

Property is fenced (up to the stream)

Several outbuildings, such as a vaulted cellar (17.35 m<sup>2</sup>), barn 1 (38.78 m<sup>2</sup>), barn 2/garage (42 m<sup>2</sup>) with central heating boiler, access to raised mezzanine (40 m<sup>2</sup>), workshop/garage (38.35 m<sup>2</sup>) and a wooden garden shed

Technical information : new roof (5 years ago), double glazing, no asbestos, no lead, no termites, oil fired central heating (and a wood burner), septic tank fully conforming to current regulations.

Ideally located close to Montcuq and Lauzerte

Montcuq : 4 km

Lauzerte : 9 km

Montaigu de Quercy : 17 km

Castelnau Montratier : 23 km

Cahors : 30 km

Bergerac airport : 92 km

Toulouse airport : 95 km

## LOCAL TAXES

Taxe foncière: **870 EUR**

Taxe habitation: **EUR**

## NOTES