

## Historic 15th-century stone village house with private courtyard & barn in Montcuq



## INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	3
Bath:	2
Floor:	150 m <sup>2</sup>
Plot Size:	193 m <sup>2</sup>



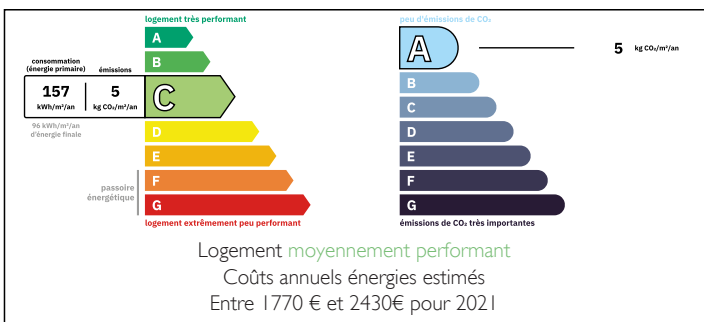
## IN BRIEF

In the heart of the medieval village of Montcuq, this beautifully renovated 15th-century stone house blends historic charm with relaxed SW France living. Behind its character façade lies 150 m<sup>2</sup> of warm, light-filled living space with exposed stone, original wooden floors, fireplaces and a private landscaped courtyard garden, a hidden oasis just steps from cafés, restaurants and the famous Sunday market.

The ground floor offers a welcoming entrance, fitted kitchen and cosy living room with wood-burning stove opening onto the intimate courtyard and summer lounge. Upstairs are two elegant bedrooms full of authentic character and a spacious bathroom, while the converted attic provides a private guest suite with shower room.

A rare feature is the stone barn with independent access from the lane, ideal for a workshop, studio, storage or future conversion. Quiet yet central, this is a perfect lock-up-and-leave...

## ENERGY - DPE



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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:

Entrance hall/gallery area (12.85 m<sup>2</sup>)

WC (4.5 m<sup>2</sup>) with utility area

Kitchen (16.5 m<sup>2</sup>) fully fitted

Living area (26.5 m<sup>2</sup>) with fireplace with wood burner, doors to courtyard/garden

### FIRST FLOOR:

Original wooden staircase leading to first floor landing (9.65 m<sup>2</sup>)

Bathroom (12.65 m<sup>2</sup>) with wash basin, bidet, walk-in shower, WC and built in dressing/storage area

Bedroom 1 (22.6 m<sup>2</sup>) with ornamental fireplace, wood flooring

Bedroom 2 (22.7 m<sup>2</sup>) with old stone sink, wood flooring

### SECOND FLOOR:

Bedroom 3 (23.25 m<sup>2</sup>) with en suite bathroom (wash basin, WC and shower)

## NOTES

### EXTRA:

Cosy and fully enclosed garden/courtyard with stone barn at the end

Stone barn with summer kitchen (15 m<sup>2</sup>) and barn area (30 m<sup>2</sup>) with mezzanine. The barn is accessible directly from the main road, so ideal for storage of bikes etc.

Possibility to rent a spacious garage across the street. The property benefits from double glazing, electric heating (new thermostatic radiant electric radiators from 2020) and mains drainage

Montcuq: walking distance to all amenities (shops, supermarket, restaurants, bar, doctors, dentist, schools, weekly Sunday market etc.)

Lauzerte: 12 km

Cahors: 26 km

Bergerac airport: 94 km

Toulouse airport: 110 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>