

Beautifully presented, spacious, traditional house, with swimming pool, jacuzzi and views



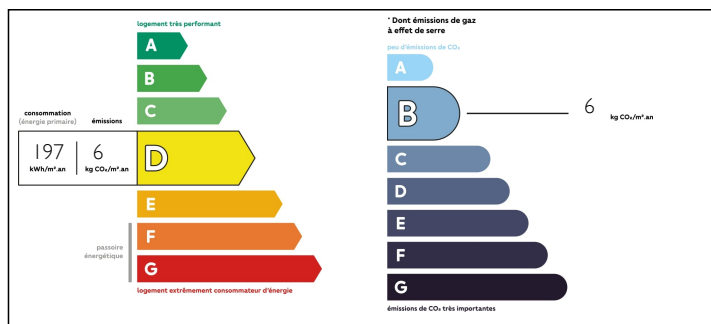
## INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	3
Bath:	3
Floor:	196 m2
Plot Size:	8640 m2

## IN BRIEF

This contemporary house is situated in a slightly elevated position and has gorgeous views overlooking the village and the surrounding countryside. It is set in 8600 m2 of easy to maintain, lush garden with some woodland, fruit trees, a vegetable plot, a small pond and an above ground swimming pool, a jacuzzi and summer kitchen. The perfect place to relax and cool off during the summer days. The spacious accommodation which is set over 2 levels (3 bedrooms and 3 bathrooms), could easily be divided to provide a separate apartment or granny flat on the ground floor.

## 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.



## LOCAL TAXES

Taxe foncière: 790 EUR

## NOTES

## DESCRIPTION

### FIRST FLOOR:

Exterior steps leading to a covered terrace

Kitchen (9,6 m2)

Living room (42 m2) with fireplace with wood insert, French doors leading to back and side terrace

Hallway (2,4 m2)

Bedroom 1 (11 m2) with ensuite bathroom (5,35 m2) with wash basin, bath, shower and WC

Bedroom 2 (10 m2)

Bathroom (4,6 m2) with wash basin, shower and WC

### GROUND FLOOR:

Bedroom 3 (9,40 m2) with ensuite bathroom (5,35 m2) with wash basin, shower and WC

Office (5,5 m2)

Hallway (6 m2) with under stairs storage

Summer lounge and storage (44 m2) with sliding doors to front terrace

Utility room (8 m2) with wash basin, exterior door WC (1,15 m2)

Cave (5,73 m2)

### EXTRA:

House built in 2006, benefitting from double glazing, good insulation, electric heating, fireplace, septic tank fully conforming, water softener

The property is fully fenced and gated (solar powered electric gates).

Small outbuildings : storage barn, shed, greenhouse

A gently sloping garden with lawn, fruit trees, vegetable garden, some woodland

The three large inground water storage tanks (3000 l each), plus the lilly pond and the well provide you with a sufficient year round water supply for the gardens.

Several seating areas/terraces in the garden

A beautifully presented property, ready to move into.

Montcuq: 5 km

Lauzerte: 11 km

Cahors: 30 km