

Single storey house with views, 3 bedrooms + pigeonier, double garage (100 m2) and motorhome garage

EXCLUSIVE

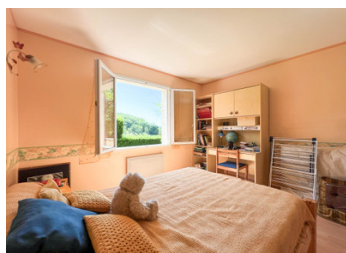


## INFORMATION

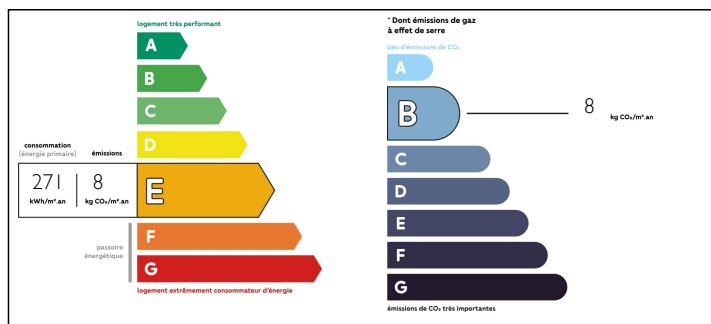
Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	4
Bath:	2
Floor:	163 m2
Plot Size:	19436 m2

## IN BRIEF

Very nice location for this stone house with extension, located 2.5 km from the center of Montcuq, with views of the village and the countryside. The property is in very good condition and benefits from double glazing, electric heating and good insulation (attic insulation done in 2019). Pigeonnier with workshop and bedroom upstairs. A must-see!



## 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

### HOUSE :

Terrace (21 m2)

Fully equipped kitchen (12.5 m2)

Bathroom (7 m2) with sink, bath

WC (1.4 m2)

Living room (24.5 m2) with fireplace with insert

Dining room/veranda (19.8 m2) with exterior door

Corridor (13.25 m2) with large built-in cupboards

Bedroom 1 (15.15 m2) with Quercy stone wall

Bedroom 2 (14.36 m2)

Bedroom 3 (14.75 m2)

Laundry room (22.2 m2) with double basin, shower, WC, exterior door

PIGEONNIER: attached to the house

Ground floor (16.65 m2): workshop

First floor: bedroom 4 (19.25 m2)

## LOCAL TAXES

Taxe foncière: 1332 EUR

### EXTRA:

Double garage (100 m2) with mezzanine

Motorhome garage

1.9 ha of land: 6311 m2 of garden directly surrounding the house with fruit trees and 1.3 ha of woodland.

Montcuq: 2.5 km

Lauzerte: 14 km

Castelnau-Montratier: 14.5 km

Cahors: 25.5 km

Bergerac airport: 90 km

Toulouse airport: 100 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>

## NOTES