

Village house over 4 levels (levels created) to renovate, with new roof & insulation, double glazing, terrace

EXCLUSIVE



INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	4
Bath:	3
Floor:	110 m2
Plot Size:	74 m2

IN BRIEF

A great opportunity to finish this village house to your own taste and requirements. Excellent location, right in the centre of the village, with the possibility to create an independent workshop/office at the ground floor, with living accommodation above. The main building work has already been done: new roof, new insulation, 4 levels created with new internal staircase, all new double-glazed windows and doors, new shutters, a new electricity meter, a new raised deck and connection to mains drainage. To the back of the property, you have access to a secret communal garden, a wonderful peaceful retreat.

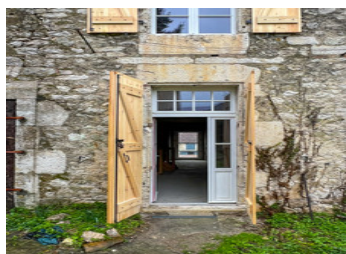
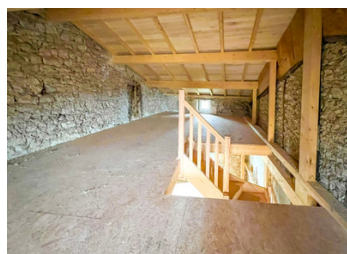


ENERGY - DPE



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

The property is completely empty now. The following work still needs to be completed:

- Create rooms on the different levels & finish internal walls (plastering, painting, pointing of exposed stone walls)
- Internal insulation
- All electricity (a new electricity meter has been installed already)
- All plumbing (including bathrooms)
- Kitchen
- Heating
- Etc...

Suggested plans:

GROUND FLOOR (26 m2): covered terrace, exterior entrance into bedroom, bathroom and utility room. Possibility to create a small private garden to the front of the property, or create private, off-street parking.

FIRST FLOOR (30 m2): to the front of the property: kitchen, with access to the raised deck (19 m2) with staircase to ground level, and in the back of the first floor: living room, with exterior door to communal garden

SECOND FLOOR (26 m2): 2 bedrooms and a bathroom

THIRD FLOOR (28 m2): under the eaves, with front and back window: bedroom 4 with bathroom/office, ...

LOCAL TAXES

Taxe foncière: **460 EUR**

NOTES

Provisions are made to easily install an elevator if needed.

A great renovation opportunity without having to tackle the big building work yourself. Nice location, close to the tower of Montcuq, with plenty of free parking spaces close-by. Possibility for private off-street parking.

Architect plans available upon request.

Montcuq: walking distance to all amenities

Lauzerte: 12 km

Cahors: 26 km

Bergerac airport: 94 km