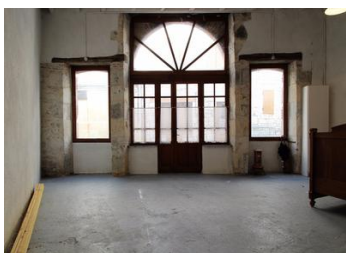


Wonderful opportunity to create your own personal space with this village house on three levels. A must see!



## INFORMATION

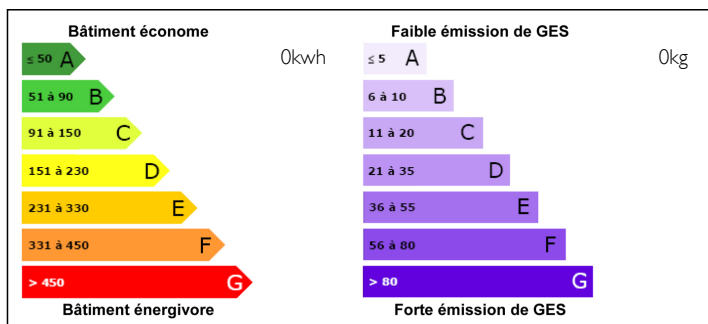
Town:	MONTAIGU DE QUERCY
Department:	Tarn et Garonne
Bed:	0
Bath:	0
Floor:	170 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



## IN BRIEF

This house is partially renovated allowing you to design your new home exactly to your taste and requirements. The possibilities are endless with 170m<sup>2</sup> of open space to use. With the walls and flooring in good condition, the internal layout is your own blank canvas.

## 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

Situated on a quiet road in the popular (with both locals and Tourists) village of MONTAIGU DE QUERCY this solid stone building is full of possibilities.

The ground floor has a great feature window and could be used as a shop, artist studio or a stunning living area. Accessed from the side is a useful garage. The first floor has a small kitchen, shower room and WC and a lovely open plan area yet to be exploited. The loft area with high ceilings is just waiting for your inspiration. Plumbing, insulation and electrics are in place but the rest is to do.

This property is ready to sell; large, well placed, diagnostics already done.

Montaigu de Quercy has many shops, bars and restaurants, handy for Agen, Moissac and Valence d'Agen

## NOTES