

Charming, fully renovated village house with spacious accommodation and landscaped garden, close to Montcuq

EXCLUSIVE

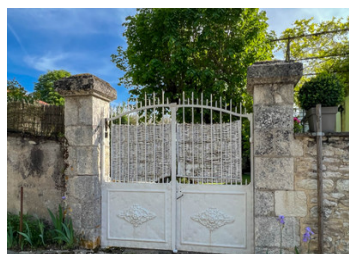


INFORMATION

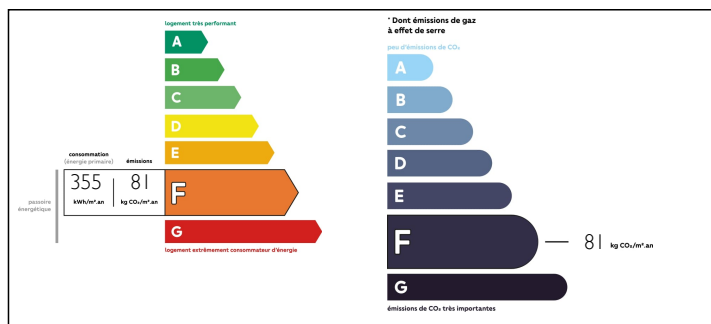
Town:	Barguelonne-en-Quercy
Department:	Lot
Bed:	3
Bath:	2
Floor:	136 m2
Plot Size:	900 m2

IN BRIEF

Excellent lay-out, mostly ground floor living, for this charming, renovated, 2 bedroom, 2 bathroom, stone village house with extra garden room, spacious terrace and fully enclosed, beautifully presented landscaped garden. On the street level is a good-sized garage with the boiler room, a small vaulted wine cellar, and a generous workshop.



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: 850 EUR

NOTES

DESCRIPTION

GROUND FLOOR : large terrace over the full length of the property

Entrance hallway (8 m²) with built-in storage

WC (2,15 m²) with wash basin

Living room/dining room/salon (46 m²) with fireplace

Open plan, fully fitted kitchen (16,45 m²)

Bedroom 1 (12,65 m²)

Bathroom (3,3 m²) with wash basin, shower and WC

Bedroom 2 (12 m²)

Bathroom (5,11 m²) with wash basin, shower and WC

PIGEONNIER (5,65 m²)

GARDEN ROOM (26,5 m²) with wood burner, possible 3rd bedroom/arts room

SOUS-SOL :

Vaulted cellar (5,4 m²)

Cellar (23 m²)

STREET LEVEL :

Garage (21,3 m²)

Wine cellar (7 m²)

2nd garage/boiler room (35,7 m²) with central heating boiler

Workshop (52 m²) with exterior doors

EXTRA :

Fully enclosed, beautifully landscaped and private garden with mature trees, shrubs, flowers and grass. Total plot size : 900 m².

The property benefits from double glazing, oil fired central heating, and a septic tank that is fully conforming to the current regulations.

Montcuq : 6,5 km

Castelnau Montratier : 16 km

Cahors : 20 km

Bergerac airport : 95 km

Toulouse airport : 100 km

Information about risks to which this property is exposed is available on the Géorisques website :