

Beautifully renovated village house, 2 bedrooms, 2 bathrooms, with garden, garage & views, in Montcuq

EXCLUSIVE



INFORMATION

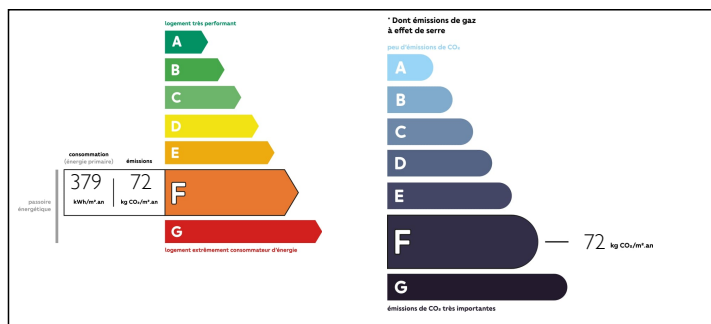
Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	2
Bath:	2
Floor:	95 m2
Plot Size:	931 m2

IN BRIEF

As soon as you walk into the front door, you are drawn to the views at the back of the property ! Have a seat in one of the comfy chairs on the newly constructed covered back terrace, and you won't even realize any more that you are actually in the heart of a lively village. The interior of this cosy home is nicely renovated and now offers a nice kitchen/diner, a living room, 2 bedrooms each with an en suite bathroom, a dressing and a utility area. The garden level leaves you with lots of room for further development, should you wish to do so. A spacious garage complements this charming property.



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: **840 EUR**

NOTES

DESCRIPTION

GROUND FLOOR :

Entrance hall (5,25 m²) with glass doors to :
Kitchen/dining room (23,50 m²) with original stone sink, exterior door to covered terrace (15 m²) with stunning views, staircase to garden level

Pantry/utility area (2 m²)

Bedroom 1 (13,3 m²)

Hallway (4,95 m²) office

Bathroom (3,31 m²) with wash basin, shower and WC

Living room/salon (19,2 m²) with exterior door to covered terrace, wood burner

Bedroom 2 (14,35 m²) with views !

Dressing (4,35 m²)

Bathroom (4,45 m²) with wash basin, shower and WC

GARDEN LEVEL :

Covered terrace (15 m²)

Room 1 (24,95 m²) with WC, oil tank, currently used for wood storage

Boiler room (19,5 m²)

Workshop (16 m²)

EXTRA :

Private, off-street parking

Easy access to the garden by car – garden is fully fenced, with stunning views

Garage (46 m²) with double height, storage rooms (23,6 m², 6,8 m² and 11,85 m²) on the lower level

Double glazing, oil fired central heating, new electrics and plumbing, new bathrooms, mains drainage.

Montcuq : all amenities on your doorstep

Lauzerte: 12 km

Cahors: 26 km

Bergerac airport: 94 km

Toulouse airport: 110 km

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>