

High quality renovated "petit Chateau" with maison d'amis, further outbuildings, pool and 15 ha of land



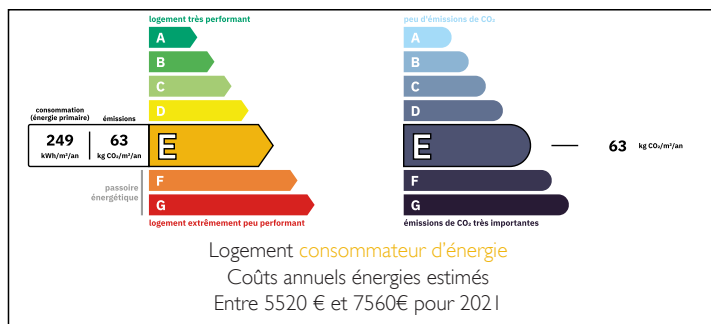
## INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	5
Bath:	5
Floor:	364 m2
Plot Size:	155979 m2

## IN BRIEF

An exceptional property ! Beautifully situated, surrounded by nature, very private with stunning views over Montcuq, and still walking distance (less than 3 km) to everything the village has to offer. No expense has been spared with the renovation of this Quercy stone property. The different buildings are laid out around a central courtyard: the main house with its tower on one side, the separate pigeonier and the guest house facing the main house, and the large renovated barn on the other side. The pool and its spacious terraces are tucked away around the corner and benefit from stunning views over the gardens and surrounding countryside. The property has been completely modernized and now benefits from new roofs with new insulation, double glazing, new electrics and plumbing, new central heating (fuel) with a Viessmann boiler, and mains drainage....

## ENERGY - DPE



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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

### MAIN HOUSE:

#### GROUND FLOOR:

Entrance hall (20 m<sup>2</sup>) with staircase to basement

Living room (80 m<sup>2</sup>) with open fireplace

WC (2 m<sup>2</sup>)

Kitchen (23 m<sup>2</sup>) fully fitted, with exterior door to terrace

Pantry (17 m<sup>2</sup>)

Salon/office (30 m<sup>2</sup>) with fireplace

Bedroom 1 (30 m<sup>2</sup>) with dressing, fireplace

Bathroom (8 m<sup>2</sup>) with wash basin, shower, WC

Bedroom 2 (23 m<sup>2</sup>) with en suite bathroom with wash basin, shower and WC

Tower (10 m<sup>2</sup>) with entrance door to terrace, office on the first floor, with acces to small roof terrace

#### FIRST FLOOR:

Bedroom 3 (17 m<sup>2</sup>) with balcony (7 m<sup>2</sup>), with en suite bathroom with wash basin, shower and WC

Bedroom 4 (28 m<sup>2</sup>) with en suite bathroom (8 m<sup>2</sup>) with wash basin, bath, WC

#### SOUS-SOL:

Billiard room (25 m<sup>2</sup>) vaulted room, with exterior door

Vaulted storage room (25 m<sup>2</sup>)

Small vaulted room (6 m<sup>2</sup>)

Wine cellar (30 m<sup>2</sup>) vaulted room, fully airconditioned.

## LOCAL TAXES

Taxe foncière: **2983 EUR**

## NOTES

### MAISON D'AMIS:

Living room (44 m<sup>2</sup>) with kitchenette

Bedroom (15 m<sup>2</sup>)

Bathroom (5 m<sup>2</sup>) with wash basin, shower and WC

Spacious, partially covered terrace

### EXTRA:

Spacious terrace (120 m<sup>2</sup>) in front of the main house

Swimming pool 10 m x 5 m, salt pool, heated, with electric cover and spacious terraces (143 m<sup>2</sup>)

Boiler room (17 m<sup>2</sup>) with Viessmann boiler

Covered terrace (12 m<sup>2</sup>)

Pigeonnier on 3 levels of 9 m<sup>2</sup> each

Fully renoved barn (200 m<sup>2</sup>) ideal for receptions,