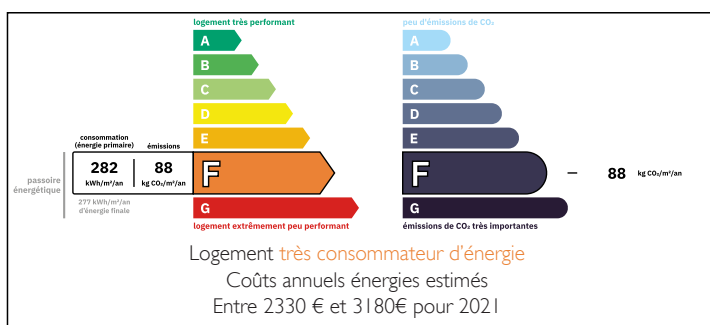


Character stone house with 3 beds and maison d'amis on the edge of a popular village

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Montcabrier
Department:	Lot
Bed:	4
Bath:	3
Floor:	150 m ²
Plot Size:	869 m ²

IN BRIEF

Situated on the edge of this small charming 13c bastide, this village stone house offers unrestricted views across fields and woods. Properties rarely come up for sale in this sought after village.

This three double bedroom house offers a bathroom, additional shower room, an open spaced living area and a 70m² multipurpose barn and is connected to mains drainage. The detached maison d'amis could be used as a studio or rental gite.

Mature gardens with several spaces to relax and eat in the sun or shade. An inviting above ground pool for cooling off.

Montcabrier hosts events throughout the year and in the summer, the weekly night market takes place in front of the church, which is also well known for its classical music concerts. There is also a popular cafe/bar/boulangerie only a two minute walk from

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: 905 EUR

NOTES

DESCRIPTION

Three double bedroom stone house offered with two major assets: an attached 70m² barn with multiple possibilities (garage, workshop or extension subject to permission), and an independent, fully equipped studio guest house. Ground floor living is possible. Private landscaped garden with open views across the valley and the possibility of adding an in-ground pool (after obtaining suitable permissions)

Ground Floor

- Bright kitchen (12 m²) with built-in storage, island and cooker
- Guest bedroom (12 m²)
- Adjacent shower room (4 m²)
- Utility cupboard (2 m²) with plumbing for washing machine
- Main bedroom (12 m²)
- Adjacent bathroom (8 m²)
- Spacious, light living room (28 m²) with wood-burning stove, stone walls and original beams, opening directly to the outside
- Access to the attached barn, currently used for storage (formerly a licensed café)

First Floor

- Large double bedroom (20 m²)
- Adjacent storage area that could become an en-suite shower room

Outbuildings

- Independent guest house with shower, toilet, kitchenette and wood-burning stove
- Attached 70m² barn offering multiple development possibilities. The current owner once operated this as a summer café which was very popular and offers the potential to create a new income for the next owner.

Exterior

- Private landscaped garden
- Numerous shrubs, plants and fruit trees
- Several terraced areas with views over the valley
- Above ground pool for cooling off