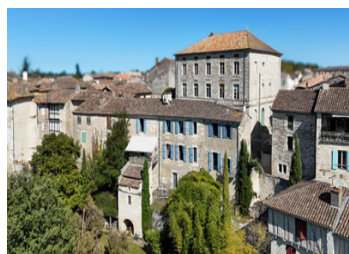


Panoramic views! Renovated stone village house on three levels, with terrace, garden (south facing) and pool



INFORMATION

Town:	Montpezat-de-Quercy
Department:	Tarn-et-Garonne
Bed:	4
Bath:	4
Floor:	285 m2
Plot Size:	936 m2



IN BRIEF

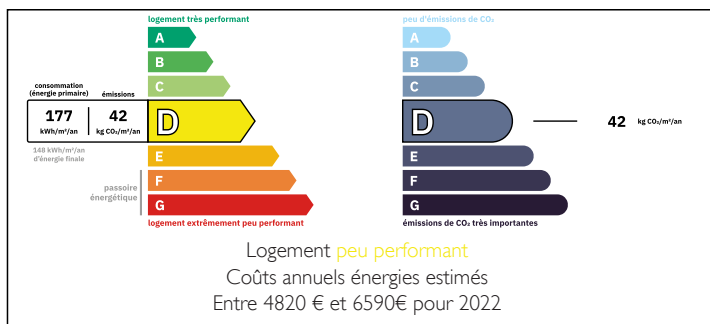
A true gem nestled in a quiet setting, right in the heart of the charming village of Montpezat-de-Quercy, within walking distance of all amenities. This high-standard home is full of character and has been beautifully renovated with great attention to detail.

The property offers spacious and bright living areas, all enjoying stunning views over the valley. Upstairs, you'll find two elegant bedrooms, each with its own en-suite bathroom, providing both comfort and privacy.

On the garden level, there is a fully independent studio, and adjoining the main house, a separate gîte/apartment — perfect for hosting guests, family, or for generating rental income.

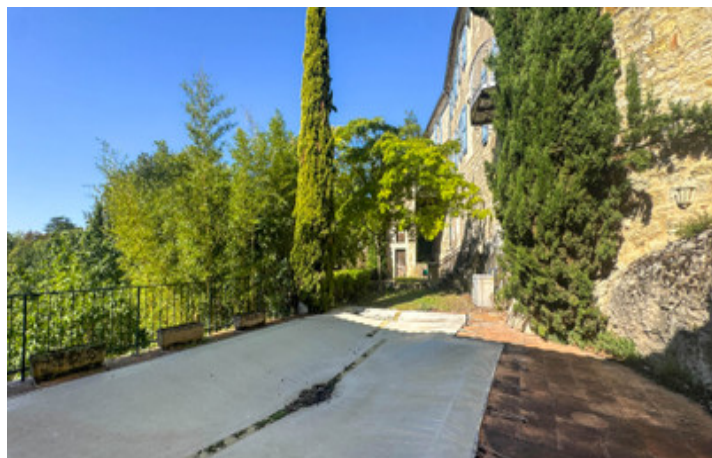
The heated swimming pool invites you to relax and enjoy the beautifully maintained garden, which benefits from an automatic watering system supplied by a private well — ideal for keeping your plants and vegetable garden thriving.

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: 2200 EUR

NOTES

DESCRIPTION

MAIN HOUSE:

GROUND FLOOR:

Entrance (11.45 m²) with WC (1.70 m²)
Living/dining room with second entrance (30 m²)
access to the cellar via a hatch, with French doors to the terrace

Kitchen (6.95 m²) to be renewed

Pantry/laundry room (6.30 m²)

Pink living room (30.5 m²)

Bathroom (3.60 m²)

Library (8.5 m²)

Blue living room (28 m²)

FIRST FLOOR:

Bedroom 1 (22.39 m²) with en-suite bathroom (8.5 m²) with twin wash basins, bath, WC, and storage

Bedroom 2 (26.70 m²) with dressing room/office (6.8 m²) and bathroom (6.64 m²) with wash basin, bath, and toilet

GARDEN LEVEL:

Studio (28.8 m²) with living room, bedroom, and bathroom (wash basin, shower, and toilet)

Boiler room (7.9 m²) with water softener

Vaulted cellar (24 m²) with sink and pool equipment room

INDEPENDENT STUDIO (adjoining the main house, separate entrance, located on the first floor):

Living room/kitchen (37.45 m²)

Bedroom (9.25 m²)

Bathroom (5.63 m²) with wash basin, bath and toilet
– attic access (insulated, not suitable for conversion)

EXTRA:

Landscaped garden (+/- 750 m²), south-facing, with heated pool and views, direct street access

Dovecote/pigeonnier (9.50 m² on two levels)

Well

Automatic watering system

Dominant views of the valley

Security alarm

Heated swimming pool, 7 m x 4 m, chlorine

Double glazing, oil-fired central heating (mostly underfloor), mains drainage