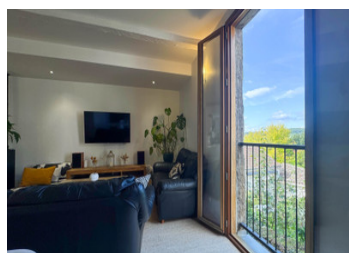
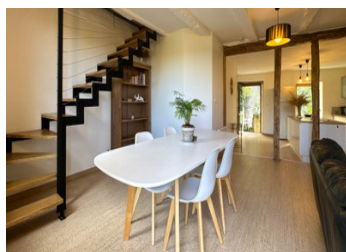
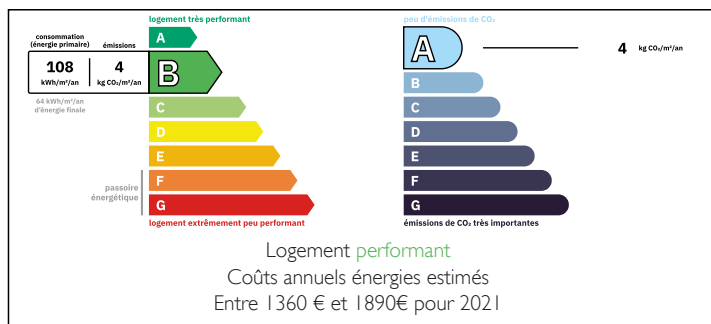


Beautifully renovated stone property with gite, small garden and covered terrace, in the heart of Montcuq

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	4
Bath:	2
Floor:	155 m²
Plot Size:	161 m²

IN BRIEF

Discover this charming historic village property dating from the 13th to 15th century, ideally located in the heart of Montcuq's historic centre. Offering two internally connected yet independent units, the home provides exceptional flexibility for family living, guests, or rental potential.

Tastefully restored with quality materials — including a new roof, updated electrics and plumbing, double glazing, and pellet stove heating — this character home blends modern comfort with authentic charm. The main house features a spacious living/dining room, equipped kitchen, three bedrooms, and a bathroom, while the gîte has a kitchen/living area, one bedroom and a bathroom. An independent building opposite the house includes a covered terrace and two cellars, overlooking a small garden of approx. 80 m².

Set in a quiet, pedestrian street with all amenities nearby, this is a rare opportunity to own a piece of...

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.



DESCRIPTION

GROUND FLOOR:

Entrance (4.5 m²)

Kitchen (17.3 m²) fully equipped modern kitchen

WC/utility area (3 m²) with wash basin, space for a washing machine

Living/dining room (32.75 m²) with pellet burner, large windows overlooking greenery

FIRST FLOOR (under the eaves) :

Hallway (8.5 m²) with storage cupboard

Bathroom (8 m²) with wash basin, walk-in shower, WC

Bedroom 1 (12 m²)

Bedroom 2 (12.45 m²)

Bedroom 3 (11.6 m²)

LOWER LEVEL (GITE) :

Kitchen/dining/living room (28.74 m²) with fitted kitchen, private entrance from street level

Hallway (3.4 m²)

Bedroom 4 (10 m²)

Bathroom (5.6 m²) with wash basin, shower and WC

EXTRA :

Stone outbuilding with covered terrace (16.45 m²) overlooking the small garden (approximately 80 m²)
2 basements (5.5 m² and 9 m²) currently used for storage,

Quality renovation, including a new roof (2011), updated electrics and plumbing, double glazing, pellet stove, quality electric radiators, mains drainage
Quiet location in the heart of Montcuq

Montcuq : all amenities on your doorstep

Lauzerte: 12,5 km

Castelnau Montratier : 18 km

Prayssac : 22 km

Cahors : 26 km

Bergerac airport : 90 km

Toulouse airport : 100 km

Information about risks to which this property is

LOCAL TAXES

Taxe foncière: **890 EUR**

NOTES