LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41195NK46 Price: 230 000 EUR

agency fees to be paid by the seller

Spacious village house, 5 bedrooms, with garage and garden, walking distance to all amenities.

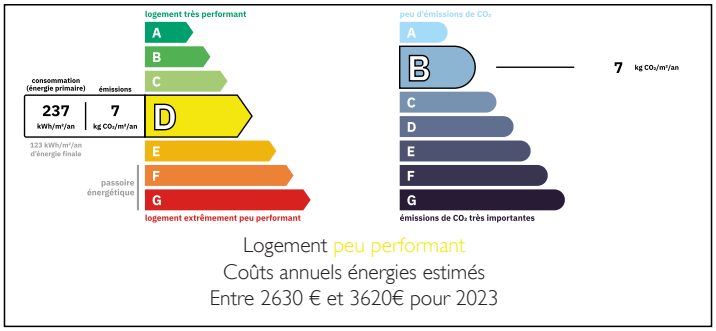
INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	5
Bath:	2
Floor:	180 m2
Plot Size:	1125 m2

IN BRIEF

Located in the heart of Montcuq and within walking distance of all amenities, this light-filled, spacious village house—built in 2000—offers the ideal setting for comfortable family living. The ground floor features a charming separate kitchen opening directly onto the back terrace, a generous lounge with a cozy fireplace, plus two bedrooms and a bathroom. Upstairs, a second large living area and three additional bedrooms with a bathroom provide wonderful flexibility for family or guests. On the lower garden level, you'll find direct access to the garage and a superb basement/summer kitchen, perfect for entertaining. The back garden, complete with a well, is perfect for cultivating a flourishing vegetable patch or enjoying outdoor relaxation.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2630 € et 3620€ pour 2023

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.

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LOCAL TAXES

Taxe foncière: **1253 EUR**

NOTES

DESCRIPTION

GROUND FLOOR:
Entrance hall (9,75 m2) with stairs to first floor
Hallway (7,25 m2)
Living room (29,75 m2) with fireplace with wood insert
Bedroom 1 (11,45 m2)
Kitchen (12,85 m2) fully fitted, with exterior door leading to back terrace and garden
Bedroom 2 (13,4 m2)
Bathroom (7,25 m2) with wash basin, walk-in shower
WC (1,15 m2)
FIRST FLOOR:
Landing (11 m2)
Salon (24,75 m2) with French doors to balcony
Hallway (6 m2) with exterior door to raised terrace with views – from terrace, access to attic (15,75 m2) currently used for storage
Bedroom 3 (11,85 m2) with built-in wardrobes
Bedroom 4 (12,7 m2) with built-in wardrobes
Bedroom 5 (13,7 m2)
Bathroom (6,8 m2) with wash basin, bath, WC
GARDEN LEVEL:
Garage (30 m2)
Basement with summer kitchen (44,5 m2)

EXTRA:
Property benefits from double glazing, wooden shutters, electric radiators and mains drainage
Back garden with well and vegetable garden
Property is fully fenced

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 exposed is available on the Géorisques website :