

Attractive stone farmhouse with stone outbuildings to be renovated, desirable location, close to Montcuq

EXCLUSIVE



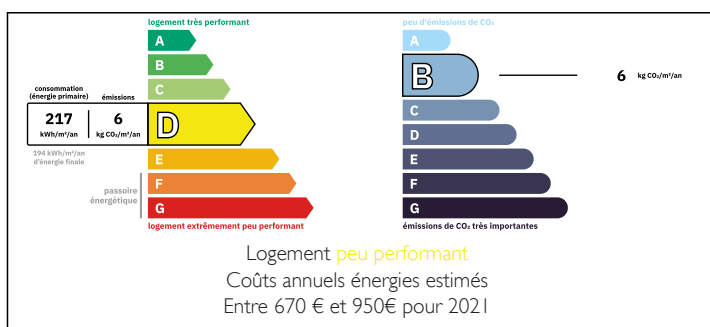
INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	1
Bath:	1
Floor:	75 m2
Plot Size:	8450 m2

IN BRIEF

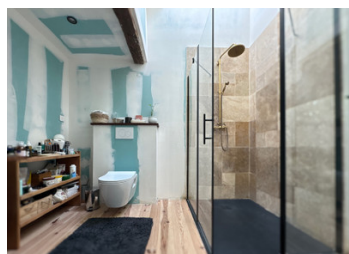
Situated in a peaceful rural setting just 3.5 km from the highly sought-after village of Montcuq, this charming south-facing stone farmhouse and its authentic outbuildings enjoy a beautiful natural environment in the heart of southwest France. Set on 8,450 m² of land, the property features a small stream running through the grounds, creating a tranquil and idyllic atmosphere. Full of original character, the farmhouse retains exposed stone walls and beams, while recent improvements including double glazing, updated electrics and eco-friendly straw insulation provide a comfortable starting point for further renovation. Currently configured with one bedroom, the house is fully habitable and presents exciting potential to extend the living space and restore the remaining stone outbuildings, including a barn, former pigeonier and workshops.

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.



DESCRIPTION

GROUND FLOOR:

Kitchen/dining room (20,5 m²) wood flooring, with views over the garden

Living area (25.8 m²) with fireplace and wood burner

Bathroom (6 m²) newly renovated with wash basin, shower, WC, Velux window

Bedroom (17.5 m²) with dressing (4.7 m²)

GARDEN LEVEL:

Vaulted cellar/utility room/wine cellar (5,45 m²)

Basement 1 (13,45 m²)

Basement 2 (24 m²)

Vaulted cellar (20 m²)

EXTRA:

Small stone barn (12,5 m²) workshop, renovated, with new roof

Lean to/open barn (45 m²)

Stone barn (92 m²) double height

Further small stone outbuilding

Pigeonnier, free standing, hidden in the woodland

Back garden with small stream cutting through

Large vegetable garden

The property benefits from double glazing and new electrics.

Existing septic tank not currently compliant

Whilst the current owners have already started some of the renovation work, and the property is fully habitable, this offers you a rare opportunity of further restoring this original farmhouse and transforming it into the stone beauty it is crying out to be.

The property is situated in close proximity of a working farm, producing foie gras and vegetables.

Montcuq : 3,5 km

Lauzerte : 16 km

Castelnau Montratier : 16 km

Cahors : 26 km

Bergerac airport : 96 km

Toulouse airport : 105 km

LOCAL TAXES

Taxe foncière: **850 EUR**

NOTES