

Elegant Montcuq village house with 5 bedrooms, 2 bathrooms, barn and rare private flat garden

EXCLUSIVE



INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	5
Bath:	3
Floor:	167 m2
Plot Size:	1767 m2

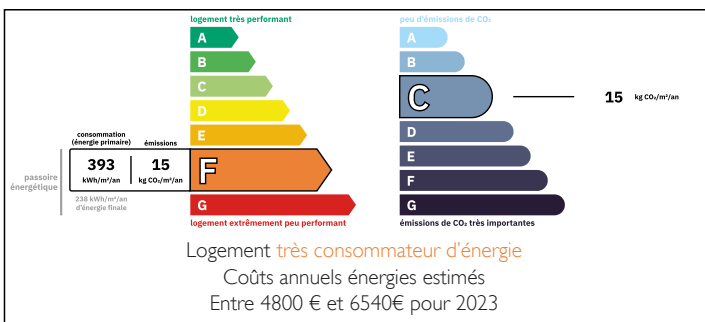
IN BRIEF

In the very heart of Montcuq-en-Quercy-Blanc, this beautiful stone village house offers a rare blend of French charm, generous proportions and secluded garden living, just steps from cafés, restaurants, shops and the weekly market. With 5 bedrooms, 2 bathrooms, a welcoming salon with fireplace and a spacious country kitchen, it is a home made for family gatherings, long summer lunches and relaxed days with friends.

The standout feature is the generous flat garden: fully enclosed and wonderfully private, with mature trees, fruit trees, terraces, a vegetable plot and open views towards the village Donjon—an exceptional setting in such a central location.

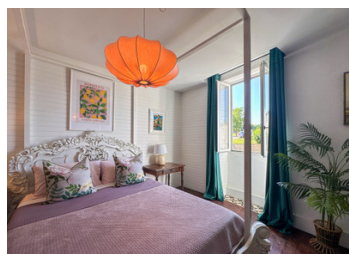
Additional features include a barn, garage and versatile garden rooms, offering excellent potential to create further living space, a studio or seamless indoor-outdoor entertaining areas. A rare opportunity to enjoy authentic village life with privacy, space and convenience...

ENERGY - DPE



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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: 1 630 EUR

Taxe habitation: 1 100 EUR

NOTES

DESCRIPTION

GROUND FLOOR:

Entrance hall (3.2 m²) leading to central hallway (6.75 m²) with staircase

Salon (21.5 m²) with fireplace and wood burner

Kitchen (21.85 m²) fully fitted, with dining room table

Side entrance hall (7.45 m²) with bathroom (shower and WC)

Utility room (20 m²) currently used for storage

Hallway (6 m²)

Garage (35 m²) with street access, currently used for storage

Garden room (45.35 m²) stone walls, beams, high ceiling, open to the garden with views overlooking the garden

Secret garden room (36 m²) currently only accessed from the side alley, but could be integrated into the living space

FIRST FLOOR:

Landing (7.5 m²) with hallway (3 m²)

Bedroom 1 (18.75 m²)

Bathroom (5.45 m²) with wash basin, shower and WC

Bedroom 2 (13.5 m²)

Bedroom 3/office (15.9 m²)

Hallway (6.4 m²)

Bathroom (4.7 m²) with wash basin, bath, WC

Bedroom 4 (14.75 m²) with built-in storage

Bedroom 5 (17.35 m²)

EXTRA:

Beautifully laid out, very private and flat garden, with side alley access (by car)

Mature trees in the garden, and fruit trees

Free-standing former hangar/covered terrace in back garden (40 m²)

Second terrace with lounge area and hard surface for above ground pool

Well

This character property benefits from partial double glazing (ground floor), electric central heating and mains drainage.