

Exceptional hillside home with panoramic views, pool and complete tranquillity near beautiful Montcuq

EXCLUSIVE



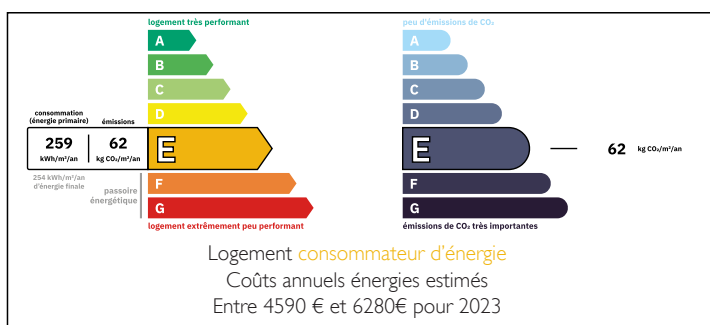
INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	4
Bath:	3
Floor:	185 m2
Plot Size:	7700 m2

IN BRIEF

Hidden high on the hills above Montcuq, this charming Quercy home enjoys breathtaking panoramic views in an exceptionally peaceful setting. Reached via a winding country track, it is surrounded by nature where birdsong and the sounds of wildlife replace traffic noise. The magnificent 60m² covered terrace is the perfect place to dine, relax, read or simply admire the ever-changing landscape. Full of original character with exposed beams, generous living spaces and beautiful gardens, the property offers a wonderful balance of comfort and authenticity. Whether you're seeking a permanent family home, a peaceful retirement retreat or an easy lock-up-and-leave holiday property, this delightful home offers an enviable lifestyle in one of the most beautiful areas of the Lot.

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: 1553 EUR

NOTES

DESCRIPTION

Ground Floor (rear access)

- Entrance via superb 60m² covered terrace with spectacular panoramic views
- Fully equipped country kitchen (22m²)
- Arrière-cuisine/pantry (16m²)
- Dining/living room (28m²) with stunning views and direct access to the terrace
- Utility room (17m²)
- Shower room with WC and wash basin

First Floor

- Mezzanine sitting room (26m²)
- Bedroom 1 (17m²)
- Bedroom 2 (21m²)
- Spacious second sitting room (32m²) with wood burner, exposed beams and magnificent views
- Family bathroom
- Separate WC
- Shower room with WC and wash basin
- Bedroom 3 (22m²) with large French doors perfectly framing the panoramic views

Second Floor

- Charming attic bedroom (16m² habitable)

OUTSIDE

Beautifully landscaped grounds extending to