

## House in the heart of a medieval village

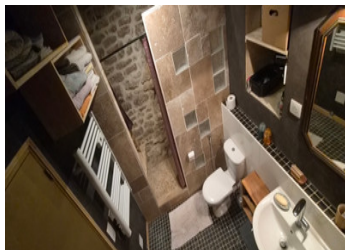
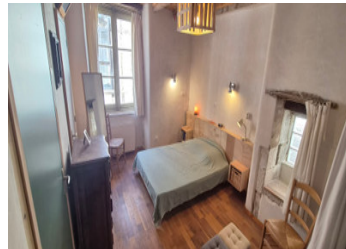
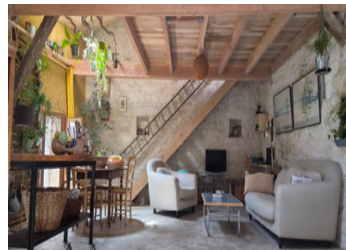


## INFORMATION

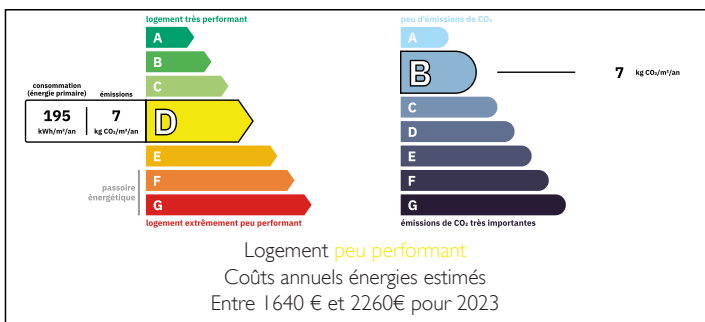
|             |                     |
|-------------|---------------------|
| Town:       | Montpezat-de-Quercy |
| Department: | Tarn-et-Garonne     |
| Bed:        | 3                   |
| Bath:       | 2                   |
| Floor:      | 115 m2              |
| Plot Size:  | 0 m2                |

## IN BRIEF

A fine, restored 115 m<sup>2</sup> property complex in the heart of the bastide town of Montpezat-de-Quercy, comprising a main house, a studio, a shop unit with a display window, and a ground-floor cellar.

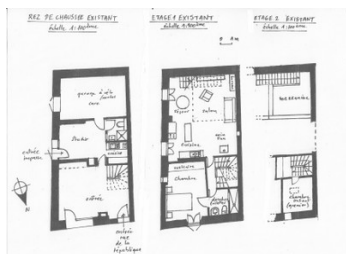
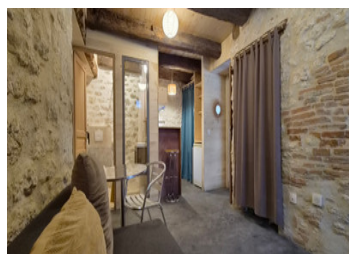


## ENERGY - DPE



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

The materials used are predominantly natural: wood wool, lime/hemp, natural lime plaster, clay, Tadelakt, travertine, solid oak flooring, poplar ceiling, and waxed natural lime-concrete flooring.

Ground floor:

- 25 m<sup>2</sup> workspace/entrance area with a shopfront (suitable for a freelancer, artist, or tourism-related activity).
- 20 m<sup>2</sup> studio apartment featuring a bedroom, kitchenette, shower room with toilet, and independent access.
- 20 m<sup>2</sup> garage (suitable for bicycles/motorcycles) or cellar.

Upper floor (main living area, 70 m<sup>2</sup>):

- Spacious 44 m<sup>2</sup> open-plan living area (cathedral ceiling) with lounge, kitchen, wood-burning stove, and mezzanine.
- 13 m<sup>2</sup> bedroom with solid oak flooring.
- Shower room featuring a travertine walk-in shower, toilet, and washbasin.

Attic:

- Small converted attic space—insulated and bright—suitable for use as a child's bedroom or guest room.

Electrical safety certification (CONSUEL) valid until 2026.

Roof refurbished in 2016.

Property tax: approx. €1,300.

No work required.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES