LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47301NK82 Price: 130 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (119 267 EUR without fees)

Spacious 4-bedroom home with views and potential for separate accommodation between Lauzerte and Montcuq







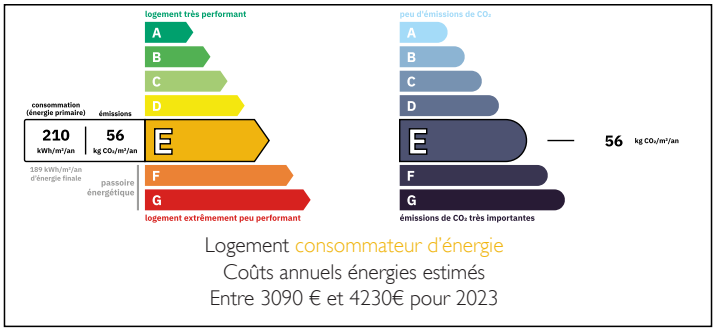








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3090 € et 4230€ pour 2023

INFORMATION

Town:	Bouloc-en-Quercy
Department:	Tarn-et-Garonne
Bed:	4
Bath:	2
Floor:	125 m2
Plot Size:	1757 m2

IN BRIEF

Set in a peaceful countryside location between the beautiful villages of Lauzerte and Montcuq, this spacious 1970s property offers generous accommodation, lovely views and excellent potential to create a versatile family home or two separate living units.

Located in the commune of Bouloc-en-Quercy, the property enjoys a lovely rural setting while remaining within easy reach of local amenities. The house is set in a predominantly flat garden with established fruit trees and open views across the surrounding countryside.

The property's two-level configuration, with four bedrooms and 2 bathrooms, offers interesting potential for creating two independent living areas, making it particularly appealing for those seeking accommodation for extended family, a guest apartment or a potential rental unit.

The house would benefit from some internal modernisation and updating, offering buyers the

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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.

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NOTES

DESCRIPTION

The ground floor provides the main living accommodation, with a kitchen, spacious dining/living room and two bedrooms, while the first floor offers two further bedrooms and a second bathroom. This configuration provides flexibility for family living or future separation of the accommodation.

GROUND FLOOR:
Covered terrace (33 m2)
Entrance hall (5,8 m2)
Kitchen (11,15 m2)
Dining room/living room (28,15 m2)
Hallway (3,8 m2) with built-in storage
Bedroom 1 (14,75 m2)
Bedroom 2 (10,45 m2)
Bathroom (3,7 m2) with wash basin and shower
WC (1,5 m2)
From the covered terrace : entrance to :
Garage/workshop/boiler room (40 m2) with Viessmann central heating boiler and oil tank
Pantry (11 m2)
Internal staircase (10 m2) to first floor

FIRST FLOOR:
Hallway (8,5 m2)
WC (1,7 m2)
Bedroom 3 (15,15 m2)
Bedroom 4 (16,15 m2)
Bathroom (4,3 m2) with wash basin, bidet and shower

EXTRA:
The property benefits from double glazing and oil fired central heating
The existing layout offers potential to create two separate living areas, subject to the necessary alterations and permissions. With some updating, it could be transformed into a comfortable and highly versatile home in a beautiful part of the Quercy countryside.
Outside, the predominantly flat garden provides plenty of usable space, with established fruit trees and open views over the surrounding countryside. The generous 33 m² covered terrace is an ideal spot for outdoor dining,