

Very nicely presented, single storey house with 3 bedrooms and a garage, nice views over the village



INFORMATION

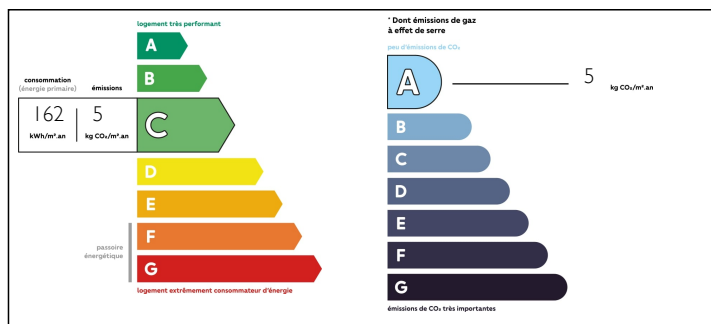
Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	940 m2



IN BRIEF

Early viewings are recommended! This property is ready to move into and benefits from all modern comforts: double glazing, good insulation, reversible aircon/heating with heat pump and mains drainage. The property offers an open-plan kitchen-living area, with access to a spacious covered terrace with views. Off the kitchen is a spacious utility area, and direct access to the garage. There are 3 good-sized bedrooms, a bathroom with walk-in shower and a separate WC. Flat garden with views, and a wooden garden shed.

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

Property built in 2004

Kitchen/living room (42.85 m²) with access to the front terrace (20 m²) with views

Utility area (9.75 m²)

Garage (28 m²) with double glazed window

Hallway (4.7 m²)

Bathroom (6.85 m²)

Bedroom 1 (11.85 m²)

WC (2.15 m²)

Bedroom 2 (12.6 m²)

Bedroom 3 (12.6 m²)

EXTRA:

Double glazing, mains drainage, reversible aircon/heating with heat pump

Stunning views over the village of Montcuq

Walking distance to all amenities Montcuq has to offer

LOCAL TAXES

Taxe foncière: 689 EUR

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

NOTES