

Spacious house to be renovated, or investment property, currently 2 apartments on 3000 m2, centre of Montcuq.



INFORMATION

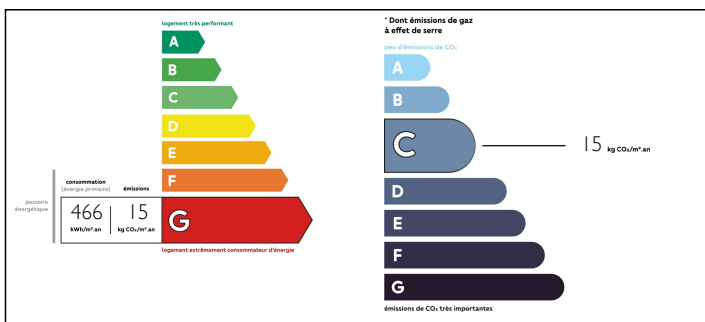
Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	5
Bath:	2
Floor:	110 m2
Plot Size:	3010 m2

IN BRIEF

Located on a very quiet street, in the centre of Montcuq, so walking distance to all amenities, with excellent views, this property currently has a 2-bedroom apartment on the ground floor with a garage, and a 3-bedroom on the first floor, with a separate garage/workshop. The property could easily make a wonderful family home as well. The large garden has some fruit trees, and lots of other possibilities. A rare find, early viewings are highly recommended!



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: 1100 EUR

NOTES

DESCRIPTION

GROUND FLOOR:

Dining room (14,45 m²) with wood burner
Hallway (4,50 m²)
Bedroom 1 (8,40 m²)
Kitchen (4,70 m²)
Bedroom 2 (10,80 m²)
Bathroom (3,4 m²) with wash basin, shower
WC (1,61 m²)
Garage (19 m²) with utility area, garage door

FIRST FLOOR: acces via enclosed hallway

Hallway (3 m²)
Bedroom 1 (10 m²)
Bathroom (3 m²) with wash basin, shower
WC (1,25 m²)
Bedroom 2 (11,90 m²)
Bedroom 3 (13,85 m²)
Living room (14,56 m²) with views over the surrounding countryside
Cuisine (3,75 m²)

EXTRA:

Second garage/workshop (30 m²)
Spacious grounds 3000 m² with fruit trees, some vines, vegetable garden
Property is fully fenced and gated
Mains drainage
Electric radiators, mix of single and double glazing

Montcuq: walking distance to all amenities
Lauzerte : 12 km
Castelnau Montratier : 20 km
Cahors: 27 km
Bergerac airport : 90 km
Toulouse airport : 100 km

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