

Renovated hamlet property with garage and small garden, but HUGE views, at only 4.5 km from Montaignu de Quercy

EXCLUSIVE



INFORMATION

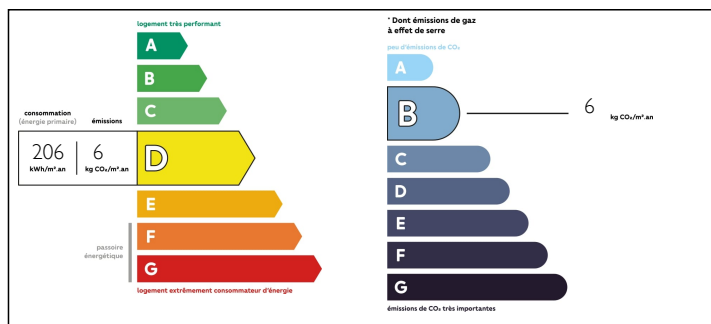
Town:	Montaignu-de-Quercy
Department:	Tarn-et-Garonne
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	516 m2

IN BRIEF

This newly updated property offers spacious accommodation over several levels. There are 3 bedrooms, a newly fitted kitchen/diner, and a spacious living room. On the garden level is an additional large room currently used for entertaining and as a music room. The slightly elevated property has stunning views over the surrounding countryside. And yes, on clear days, you can even see the Pyrenees from the garden or from your kitchen or bedroom window! The property is mostly double-glazed and benefits from a pellet and a wood burner for heating. The solar panels on the roof cover a large part of your electricity consumption.



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

GROUND FLOOR:

Covered terrace (11.45 m²) with wood storage
Kitchen/dining room (24 m²) with exterior door, newly fitted kitchen, pellet burner, views over the countryside

Hallway (4.75 m²)

Bathroom (3.90 m²) with wash basin and shower

Bedroom 1 (14.5 m²) with balcony and views

Bedroom 2 (11.66 m²)

WC (1.15 m²)

½ FLOOR (up):

Landing (5.60 m²)

Bedroom 3 (27.45 m²) with WC and wash basin

Living room (36.4 m²) with wood burner

GARDEN LEVEL:

Basement (27.30 m²)

Entertainment room (34 m²) with wash basin

Garage (36.7 m²) with utility area

Basement (22.5 m²)

LOCAL TAXES

Taxe foncière: **868 EUR**

NOTES

EXTRA:

Traditional stone house, with a more recent extension (in brick) in 1976.

Solar panels (x 4, total 6 kW), installed in 2022, direct consumption

Small garden to the front of the property, with some fruit trees

Panoramic views

Property situated in a hamlet

Montaigu de Quercy : 4.5 km

Lauzerte: 11 km

Montcuq : 18 km

Villeneuve sur Lot: 35 km

Cahors: 44 km

Agen (TGV): 44 km

Bergerac airport: 83 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>