

Traditional stone farmhouse, partially renovated, with stone barn attached, 3 beds, lots of possibilities

EXCLUSIVE



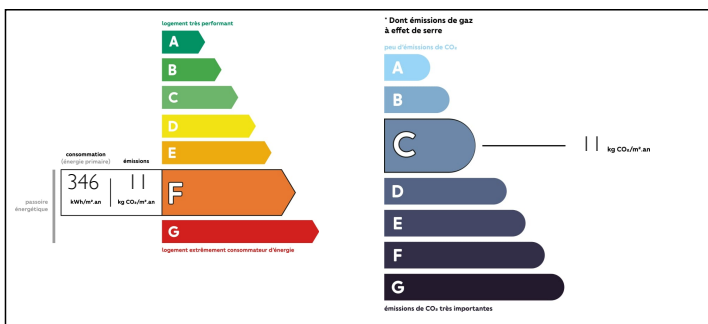
## INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	3
Bath:	1
Floor:	180 m2
Plot Size:	3303 m2

## IN BRIEF

Nicely situated in a small hamlet with only one other property, overlooking the surrounding countryside, and just under 10 km from Montcuq. This charming stone property has so much to offer. It has been partially renovated and now offers an open-plan kitchen/living area and 3 bedrooms. But the possibilities are endless! You could further expand into the attached barn, go down into the garden level (basement) rooms or simply further divide the huge 3rd bedroom, which is currently 94 m2! An abundance of space. The manageable garden (3300 m2) looks out over beautiful countryside. A must-see !

## 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

### FIRST FLOOR:

Living room/dining room (36.6 m<sup>2</sup>) with fireplace with wood insert, stone exposed walls, beams

Kitchen (14.50 m<sup>2</sup>) with pantry attached

Bathroom (5.25 m<sup>2</sup>) with wash basin, shower and WC

Hallway (6.75 m<sup>2</sup>)

Bedroom 1 (13 m<sup>2</sup>)

Bedroom 2 (12.25 m<sup>2</sup>)

WC (2.20 m<sup>2</sup>) with wash basin

Bedroom 3 (94 m<sup>2</sup>) with Velux windows, French doors opening to side entrance

### GARDEN LEVEL:

Basement 1 (19.75 m<sup>2</sup>)

Basement 2 (27.40 m<sup>2</sup>)

Basement 3 (29.75 m<sup>2</sup>)

Garage (56.60 m<sup>2</sup>)

## LOCAL TAXES

Taxe foncière: 500 EUR

### EXTRA:

Beautiful stone barn (78 m<sup>2</sup>)

Quietly situated on a dead-end road

Flat gardens with views over the surrounding countryside

Mix of single and double glazing

Electric heating + wood burner

Montcuq: 9.5 km

Montaigu de Quercy : 14 km

Prayssac: 20 km

Cahors : 35 km

Villeneuve sur Lot: 38 km

Bergerac airport : 85 km

Toulouse airport : 105 km

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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