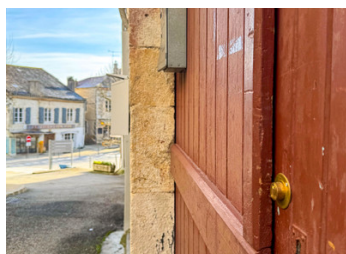


Charming 2-bedroom flat with courtyard, and commercial premises on ground floor – excellent opportunity



INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	2
Bath:	1
Floor:	104 m2
Plot Size:	85 m2

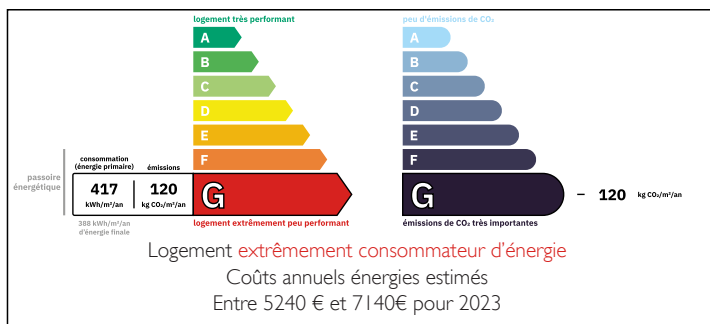


IN BRIEF

Character apartment (105 m2), situated in the heart of the village of Montcuq, boasting high French style ceilings, tomettes, a chateau worthy fireplace, original stone sink and 2 bedrooms. In need of some internal updating to give it back its former glory. The interior courtyard (84 m2) is a great opportunity to be creative with this excellent outdoor space.

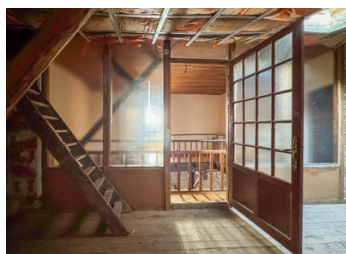
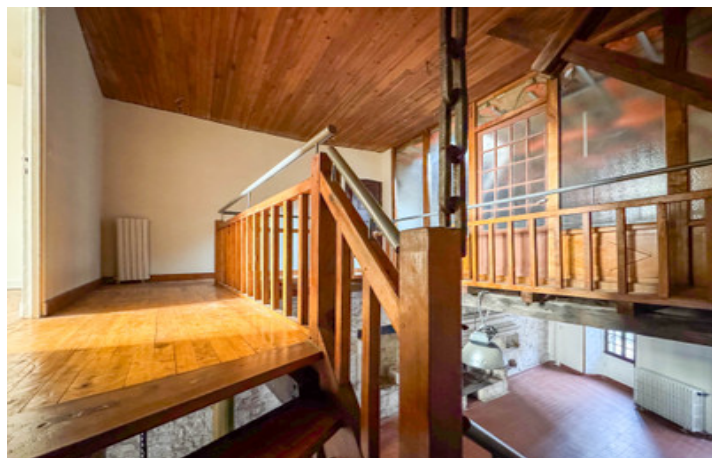
Completely independent of the apartment, with its own private entrance, is a ground floor commercial unit (56 m2), currently rented out on a commercial lease.

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: 1196 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

APARTMENT:

Entrance through a closed gate into the interior courtyard (85 m2) with boiler room (oil fired central heating)

FIRST FLOOR:

Entrance/staircase (4,8 m2)

Kitchen (13,15 m2)

Living area (48 m2) with stone fireplace, French style ceilings, tomettes flooring

Bedroom 1 (19,4 m2) with fireplace and dressing (2 m2)

SECOND FLOOR:

Bedroom 2 (10,6 m2)

Bathroom (6,8 m2) with wash basin, bath, WC

Attic space (15 m2) could be further converted

EXTRA:

Commercial unit (56 m2), currently a hairdresser salon, with commercial lease valid up to 2030 – reversible airco/heating in the commercial unit

COMFORT:

Part of roof redone in 2014 + rest of roof redone in 2023 + cleaning of entire roof in 2023

New hot water boiler in 2022

Conformity of electricity done in 2021

Oil fired central heating for the apartment + single glazing

Mains drainage

Montcuq : all amenities on your doorstep

Lauzerte: 12,5 km

Castelnau Montratier : 18 km

Prayssac : 22 km

Cahors : 26 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>