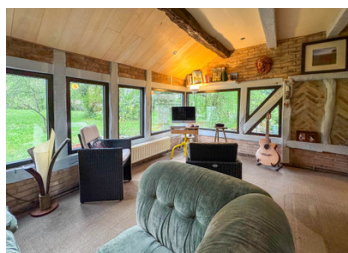


Charming and spacious stone property with B&B & fitness possibilities, swimming pool, surrounded by nature.



INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	8
Bath:	8
Floor:	420 m2
Plot Size:	25825 m2

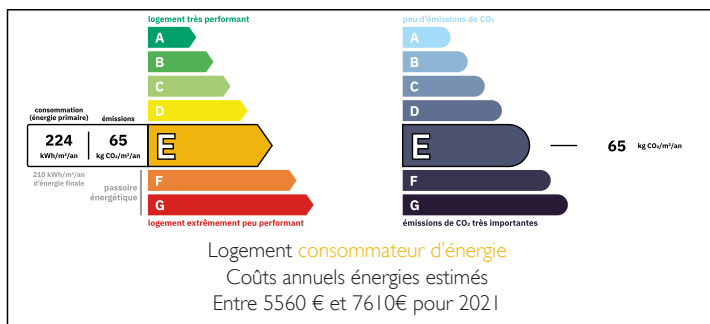
IN BRIEF

Full of authentic character and rustic charm, this beautiful stone country house dates back to the 1830s and has been tastefully extended over time. Original features such as exposed stone walls, wooden beams, a vaulted cellar, and a traditional cantou fireplace give the property a warm and timeless appeal, while modern comforts have been thoughtfully integrated.

Set in a peaceful and natural environment, the property has been home to a successful wellness centre for many years, with a focus on naturopathy. Separate from the main house, several independent guest rooms offer simple accommodation and the potential to develop a charming B&B or retreat business.

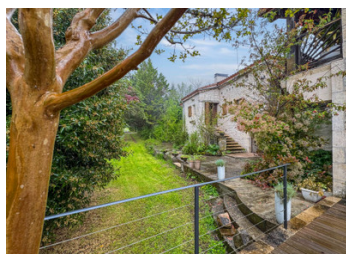
While some updates and fresh ideas will be needed to revitalize the business side, the stunning surroundings and serene setting offer a perfect backdrop for a variety of uses—be it a private residence, guesthouse, or wellness...

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: 2725 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

MAIN HOUSE:

GROUND FLOOR:

Veranda (35,5 m²) with kitchen and dining room (for table d'hôte and guest use)

Second kitchen (10 m²) for private use, with sitting/dining area (15,15 m²)

Salon/living area (37 m²) with original open fireplace (cantou), staircase to first floor

Entrance hall (5,4 m²) with exterior stone staircase to lower garden level

Office (16,65 m²)

Bathroom (7 m²) with wash basin, bath & WC

FIRST FLOOR (converted attic space, limited height, accessible from the living area):

Bedroom (21 m²)

Second room/storage (24,25 m²) with WC

LOWER GARDEN LEVEL (interior access from sitting/dining area next to second kitchen):

Landing (11 m²) with WC (1,25m²) with wash basin and bathroom (5,85 m²) with wash basin, shower and WC

Bedroom (7,5 m²)

Basement (9,25 m²)

Boiler room/utility room (11,5 m²) with exterior door

Treatment room (62,5 m²) with jacuzzi and sauna, access to terrace

EXTERIOR ACCESS ONLY :

Vaulted cellar (37 m²)

Bedroom (17 m²) former Bread oven, with exterior door and en suite bathroom (6,8 m²) with wash basin, shower and natural toilette

FIRST FLOOR (accessible by staircase from the landing on lower garden level and covered exterior access from the main living room)

Yoga room (71,5 m²) with large, rounded windows

Bedroom (17,55 m²) with bathroom (1,73 m²) with wash basin and WC

Steps to second floor : bedroom (16,25 m²) with en suite bathroom with wash basin, shower and WC

EXTRA:

Independent building (electric heating, single glazing)