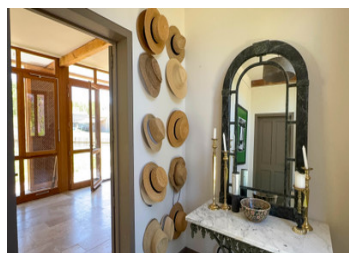


High-end eco home in stone, wood & glass with pool, barn & 2nd house to renovate – countryside views!



INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	4
Bath:	4
Floor:	288 m2
Plot Size:	2096 m2



IN BRIEF

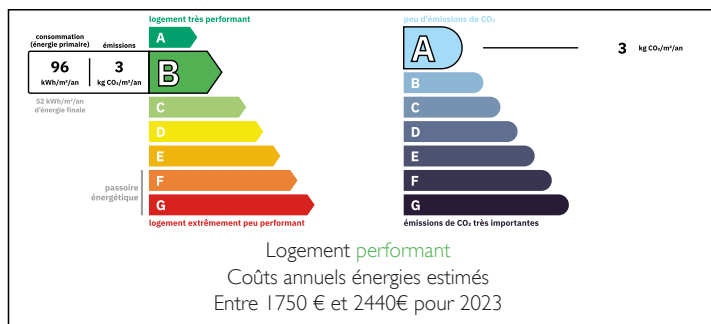
Nestled in a peaceful hamlet in the heart of the Quercy countryside, this exceptional architect-designed home blends timeless natural beauty with modern luxury.

Completed in 2009 to the highest standards, the property offers countryside views and a serene setting just minutes from the lively villages of Montcuq and Montaigu de Quercy. The original stone house still stands nearby, ready to be restored to its former charm.

Inside, the main residence is bathed in natural light, with floor-to-ceiling sliding glass doors that open across the full length of the ground floor, seamlessly blending indoor and outdoor living. The expansive open-plan living areas are perfect for entertaining or simply soaking in the tranquil landscape.

Upstairs, you'll find three generous bedrooms, each with its own stylish en suite bathroom. A separate guest suite provides additional comfort and privacy for family or visitors.

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: 2470 EUR

NOTES

DESCRIPTION

Thoughtfully positioned on the very plot where generations once gathered for summer holidays, this residence is more than a home—it's a legacy reborn. This eco-conscious home features underfloor central heating and air conditioning powered by an efficient heat pump, as well as solar panels for sustainable living—without compromising on comfort.

A rare find in such a picturesque and private location, this home offers both a peaceful retreat and easy access to local life. Early viewing is highly recommended to fully appreciate the unique character, exceptional design, and outstanding setting this property has to offer.

GROUND FLOOR:

Entrance hall (7,35 m²) travertine flooring
WC (4 m²)

Open-plan kitchen (22,75 m²)/dining (21,4 m²)/living room (36,75 m²) with fully fitted, custom-made kitchen, floor-to-ceiling sliding doors with wooden shutters, fireplace with wood insert
Guest suite with sitting room (24 m²), bedroom 4 (17,75 m²), bathroom (7,80 m²) with wash basin, shower and hammam and WC (1,8 m²)

FIRST FLOOR:

Landing (18,4 m²) with utility room (2,25 m²) and storage (3,5 m²)

Bedroom 1 (25,75 m²) with en suite bathroom (13,75 m²) with twin basin, shower, bath and separate WC (1,35 m²), salon (7,8 m²) and dressing (5,4 m²)

Bedroom 2 (15 m²) with en suite bathroom (6,35 m²) with wash basin, shower and WC

Bedroom 3 (29,3 m²) with en suite bathroom (6,25 m²) with wash basin, shower and WC

EXTRA:

Old stone house to renovate (70 m² over 2 floors) with exterior stone staircase to 1st floor (and interior staircase)

Swimming pool 15...