

Charming 5-Bed longère with garage & great potential near Montcuq



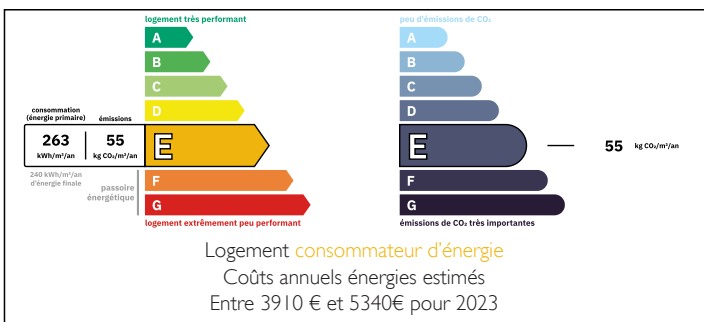
INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	5
Bath:	2
Floor:	204 m ²
Plot Size:	2645 m ²

IN BRIEF

Just a short stroll from the centre of Montcuq, this spacious 5-bedroom longère is brimming with charm and opportunity. Traditional features such as exposed beams and rustic stonework create instant character, while a good roof and double glazing mean you can live in comfort while updating it to your taste. The generous living areas and two bathrooms make it ideal for family life, holidays, or a rental project. A large through-garage, offers excellent conversion potential to expand the living space or create a separate unit. Outside, the mature garden is complemented by an additional parcel of land with two wells – perfect for a vegetable garden, chickens, or simply enjoying the countryside lifestyle. With the possibility to divide into two logements, this property combines authentic character with outstanding versatility. An exciting opportunity in one of the most sought-after...

ENERGY - DPE



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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

PROPERTY DESCRIPTION:

This character-filled LONGÈRE offers spacious, versatile living across two levels, set within a lovely and private garden with mature trees and flowering shrubs. The bones, roof, and menuiserie of the property are in very good condition, providing a solid foundation for further improvements.

GROUND FLOOR:

The ground floor features a LARGE GARAGE (38m²) with new timberwork and double glazing, and convenient double doors at both the front and rear. A generous BEDROOM ONE (22m²) enjoys pleasant garden views. The main SALON (36m²) is full of charm, with exposed beams, a traditional fireplace, and a large woodburner, creating a warm and inviting space. The KITCHEN (11m²) is functional but will need updating and enlarging. Additional practical rooms include a WC, SHOWER ROOM, a small BUANDERIE, and a LOCAL TECHNIQUE (28m²).

Two separate staircases at either end of the ground floor lead to the first floor, providing excellent flow and flexibility.

FIRST FLOOR:

Upstairs, there is a LARGE BEDROOM (30m²), currently used as a GAMES ROOM, alongside three further bedrooms: BEDROOM 3 (10.45m²), BEDROOM 4 (10.60m²), and BEDROOM 5 (8.50m²), which would make an ideal OFFICE. There is also a BATHROOM and a separate WC, plus an additional DINING ROOM (23.45m²) and another SALON (28.30m²), offering plenty of living and entertaining space. The bathrooms will need updating, and the décor throughout the property could be modernised and brightened.

OUTSIDE:

The GARDEN is private, peaceful, and full of character, with mature flowering shrubs and trees. A

LOCAL TAXES

Taxe foncière:	1331 EUR
Taxe habitation:	EUR

NOTES