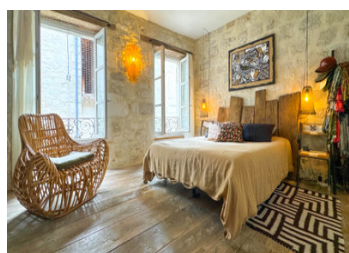


Stunning, character village house, fully renovated, 3 beds & 3 baths, village garden and cosy terraces



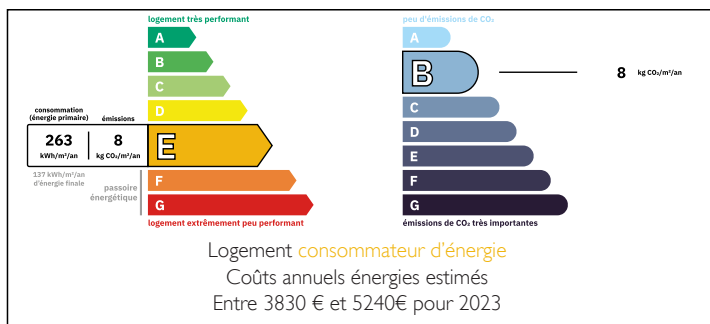
INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	3
Bath:	3
Floor:	213 m2
Plot Size:	222 m2

IN BRIEF

Tucked away on a quiet street, just a short walk from all village amenities, this beautifully renovated character home is a rare gem in the heart of Montcuq. Thoughtfully restored, it offers generous living spaces including several reception rooms, a large open-plan kitchen, and three spacious bedrooms – each with a private bathroom. Original features such as exposed beams, floorboards, and stone walls have been preserved, while modern upgrades include rewiring, new plumbing, double glazing, contemporary bathrooms, and mains drainage. The landscaped garden offers multiple terraces for outdoor living, and a charming stone outbuilding provides potential for a studio, workshop, or guest space. A perfect blend of character and comfort in a sought-after village setting.

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: 2031 EUR

NOTES

DESCRIPTION

GROUND FLOOR:

Entrance hallway (10 m2)

Salon/living room (21 m2) with open fireplace, door to basement (32 m2)

Bedroom 1 (14,45 m2) with en suite bathroom with wash basin, shower and WC

Utility room (25,45 m2) with well

FIRST FLOOR/GARDEN LEVEL:

Kitchen/dining room (27,65 m2) original floorboards

Living room (26,60 m2) with pellet burner, access to the garden (also with direct street access)

WC

Bedroom 2 (21,45 m2) with original floorboards, en suite bathroom (3,15 m2)

SECOND FLOOR:

Office/studio (43,30 m2) with Velux windows

Bathroom (13,75 m2) with wash basin, bath, shower, WC

Bedroom 3 (30,85 m2)

EXTRA:

Stone outbuilding (33 m2 over 3 levels), to be renovated, with new roof, currently used as a workshop

Beautifully landscaped village garden (+/- 83 m2) with trees, shrubs, flowers and several terraces/seating areas

Quiet location in the heart of Montcuq

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>