

Charming village house with 3 bedrooms, independent ground floor studio, swimming pool and nice garden.



EXCLUSIVE

INFORMATION

Town:	Barguelonne-en-Quercy
Department:	Lot
Bed:	4
Bath:	3
Floor:	163 m ²
Plot Size:	380 m ²



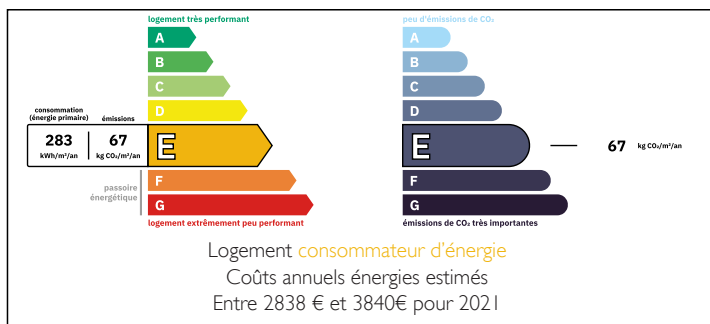
IN BRIEF

Lovely renovated stone house in the heart of a quiet village close to medieval Montcuq. This character-filled property offers a rare independent ground-floor studio with private access to the garden, perfect for guests or rental income. Step outside to enjoy the swimming pool, leafy garden, and covered terrace—an ideal spot for long summer evenings.

On the first floor, a spacious and inviting living area with open fireplace creates a warm, authentic atmosphere, complemented by a comfortable bedroom and bathroom. The top floor features two additional bedrooms and a second bathroom, making the home perfect for families or hosting friends.

Whether you're seeking a full-time residence or a delightful holiday retreat, this charming village home offers comfort, style, and wonderful outdoor living.

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.



DESCRIPTION

FIRST FLOOR : entrance by exterior staircase leading to the main door

Living room/dining room/kitchen (40.5 m²) with open fireplace, original stone sink, exposed beams and stone walls, access to side terrace (14m²)

Bedroom 1 (10,5 m²) with built-in wardrobe

Bathroom (4,3 m²) with wash basin and bath

WC (1,5 m²) with wash basin

SECOND FLOOR : under the eaves

Landing (11,3 m²) currently used as a spare bedroom

Bedroom 2 (16,45 m²) built-in storage

Bedroom 3 (17,45 m²)

Bathroom (8,15 m²) with wash basin, bath and WC

GROUND FLOOR : independent apartment

Living room (18,16 m²) with sliding doors to courtyard, built-in storage

Kitchen (19,85 m²) with French doors to back terrace (12,25 m²) and swimming pool

Bedroom 4 (11,25 m²) with exterior door, en suite bathroom (4 m²) with wash basin, shower and WC

Boiler room (3,90 m²)

EXTRAS :

Front garden courtyard with covered terrace (36 m²) leading to back garden with swimming pool

Small garden with well, easy to maintain

Swimming pool (8 m x 4 m), salt pool, stone shed (11 m²)

16 solar panels producing 6 kW installed in 2024

Small out-building for storage

Property benefits from double glazing and oil fired central heating

Montcuq : 6,5 km

Castelnau Montratier : 16 km

Cahors : 20 km

Bergerac airport : 95 km

Toulouse airport : 100 km

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe foncière:

619 EUR

NOTES