

Fully renovated stone property with main house with indoor swimming pool, 2 gites, small outbuildings, 10 ha

EXCLUSIVE



## INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	9
Bath:	9
Floor:	341 m2
Plot Size:	98558 m2

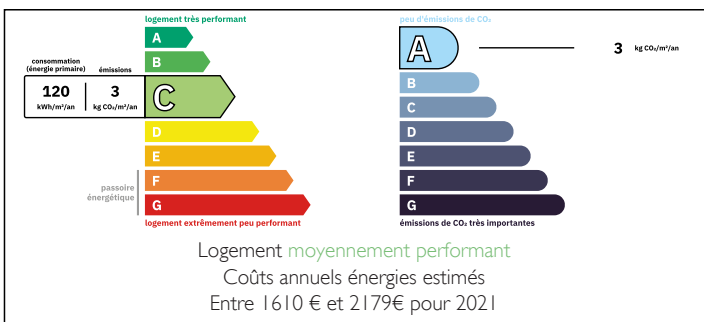
## IN BRIEF

From the moment you cross the little bridge, following the winding track all the way to the top, you will wonder about this property. And you will not be disappointed ! The appearance of the skilfully renovated properties, with the stunning views behind them, makes you stop in your tracks.

The main farmhouse has been redesigned and now houses 2 completely private gites (3 bedrooms and 2 bedrooms) on different (all ground floor) levels. The former barn has been completely restored and is now the main residence with 4 bedrooms (all with en suite bathrooms) and an indoor swimming pool. There are some small outbuildings with a garage and a workshop. The solar panels covering the roof on the outbuilding help to reduce the electricity bill significantly.

Woodland, an orchard and a small lake directly surround the property...

## 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

This property is ideally situated between Montcuq and Montaigu de Quercy.

### MAIN HOUSE :

#### GROUND FLOOR :

Entrance hall and hallway

Kitchen/dining room with kitchen island, sliding doors to covered terrace

Pantry

WC

Utility room

Bedroom 1 with dressing and bathroom

From the kitchen : sliding doors to indoor pool with seating area, shower and WC

#### FIRST FLOOR :

Spacious landing/salon

Office

Bedroom 2 with en suite bathroom

Bedroom 3 with en suite bathroom

WC

Dressing

Bedroom 4 with en suite bathroom

### GITE 1 :

Veranda

Kitchen/living area with fireplace and wood burner

Bedroom 1

Bathroom

Bedroom 2

Bathroom/utility area

Dressing

Bedroom 3 with shower room

### GITE 2 :

Kitchen/living area

WC

Bathroom

Bedroom 1

Bedroom 2

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

## LOCAL TAXES

Taxe foncière: 2800 EUR

Taxe habitation: EUR

## NOTES