

Historic 15th-century stone village house with private courtyard & barn in Montcuq



INFORMATION

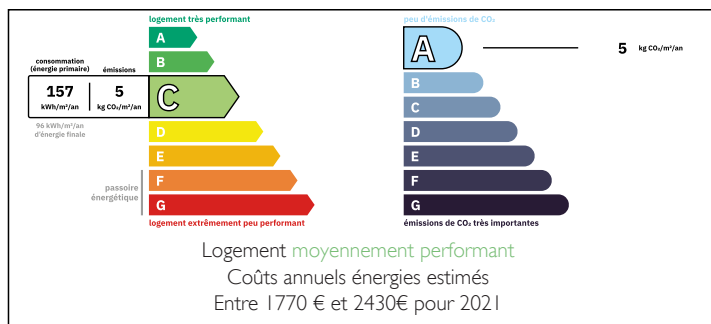
Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	3
Bath:	2
Floor:	150 m ²
Plot Size:	193 m ²

IN BRIEF

In the heart of the medieval village of Montcuq, this beautifully renovated 15th-century stone house blends historic charm with relaxed SW France living. Behind its character façade lies 150 m² of warm, light-filled living space with exposed stone, original wooden floors, fireplaces and a private landscaped courtyard garden, a hidden oasis just steps from cafés, restaurants and the famous Sunday market. The ground floor offers a welcoming entrance, fitted kitchen and cosy living room with wood-burning stove opening onto the intimate courtyard and summer lounge. Upstairs are two elegant bedrooms full of authentic character and a spacious bathroom, while the converted attic provides a private guest suite with shower room.

A rare feature is the stone barn with independent access from the lane, ideal for a workshop, studio, storage or future conversion. Quiet yet central, this is a perfect lock-up-and-leave...

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

GROUND FLOOR:

Entrance hall/gallery area (12.85 m²)

WC (4.5 m²) with utility area

Kitchen (16.5 m²) fully fitted

Living area (26.5 m²) with fireplace with wood burner, doors to courtyard/garden

FIRST FLOOR:

Original wooden staircase leading to first floor landing (9.65 m²)

Bathroom (12.65 m²) with wash basin, bidet, walk-in shower, WC and built in dressing/storage area

Bedroom 1 (22.6 m²) with ornamental fireplace, wood flooring

Bedroom 2 (22.7 m²) with old stone sink, wood flooring

SECOND FLOOR:

Bedroom 3 (23.25 m²) with en suite bathroom (wash basin, WC and shower)

NOTES

EXTRA:

Cosy and fully enclosed garden/courtyard with stone barn at the end

Stone barn with summer kitchen (15 m²) and barn area (30 m²) with mezzanine. The barn is accessible directly from the main road, so ideal for storage of bikes etc.

Possibility to rent a spacious garage across the street. The property benefits from double glazing, electric heating (new thermostatic radiant electric radiators from 2020) and mains drainage

Montcuq: walking distance to all amenities (shops, supermarket, restaurants, bar, doctors, dentist, schools, weekly Sunday market etc.)

Lauzerte: 12 km

Cahors: 26 km

Bergerac airport: 94 km

Toulouse airport: 110 km

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>