

**UNDER OFFER : Charming 2 bedroom stone house with landscaped garden, vegetable plot & fruit trees.**

## EXCLUSIVE



## INFORMATION

|             |                         |
|-------------|-------------------------|
| Town:       | Montcuq-en-Quercy-Blanc |
| Department: | Lot                     |
| Bed:        | 2                       |
| Bath:       | 1                       |
| Floor:      | 69 m2                   |
| Plot Size:  | 3417 m2                 |

## IN BRIEF

Situated in the sought-after Quercy Blanc region of the Lot department in South West France, this charming 2-bedroom detached country home is set in a beautifully landscaped garden of 3,417 m<sup>2</sup>, offering peace, privacy, and stunning views over the French countryside. Lovingly maintained throughout, this is a true turnkey property ready to be enjoyed from day one.

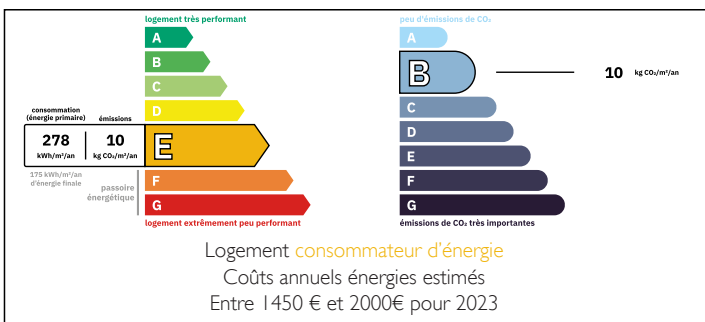
The house features a well-equipped galley kitchen opening onto a cosy living area, with a ground-floor bedroom and a second bedroom upstairs alongside a bathroom and additional entrance, offering flexible living options.

The outdoor space is a true highlight, with fruit trees, a vegetable plot, and multiple seating areas, including a covered terrace framing picturesque views. Additional features include a covered parking area (carport), a separate storage area, and a dedicated wood store.

A secluded nook completes the setting—perfect for



## 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.



## LOCAL TAXES

**Taxe foncière: 504 EUR**

**Taxe habitation: 322 EUR**

## NOTES

## DESCRIPTION

The property offers approximately 69 m<sup>2</sup> of habitable space, thoughtfully arranged to create a warm and inviting atmosphere.

### GROUND FLOOR:

Covered terrace (16 m<sup>2</sup>) designed with two open "frames" that perfectly capture the surrounding landscape—one overlooking the countryside, the other the lush garden filled with flowers and greenery

Galley-kitchen (7 m<sup>2</sup>) well equipped

Living room (15,4 m<sup>2</sup>) with wood burner, with exterior door to a tucked-away nook (7 m<sup>2</sup>) offering the ideal spot to enjoy sunrise coffee or a glass of wine at sunset.

Central hallway/utility area (10 m<sup>2</sup>) also used as an additional sitting area, with staircase to first floor

Bedroom I (12 m<sup>2</sup>)

### FIRST FLOOR:

Landing (8,5 m<sup>2</sup>) with entrance door

Bathroom (2,75 m<sup>2</sup>) with wash basin, shower and WC

Bedroom (14 m<sup>2</sup>)

### EXTRA :

Property sold, mostly furnished (some items with emotional value will be removed)

Stone shed (13,5 m<sup>2</sup>) excellent storage space

Carport (1 car)

Turnkey condition

Set within a beautifully landscaped and generously sized garden, the property is a true haven for nature lovers. Mature trees, a vegetable plot, and fruit trees create a serene and productive outdoor space, while at the far end of the garden, breathtaking open views stretch across the rolling countryside

Multiple seating areas thoughtfully positioned throughout the garden.

Whether you are looking for a peaceful permanent home, a holiday retreat, a lock-up-and-leave or a property with character and outdoor space, this charming home offers a wonderful opportunity to enjoy the best of French country living.