

Large 4-storey Quercy stone property in Montcuq with commercial unit and 300 m renovation potential



INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	4
Bath:	1
Floor:	300 m2
Plot Size:	0 m2

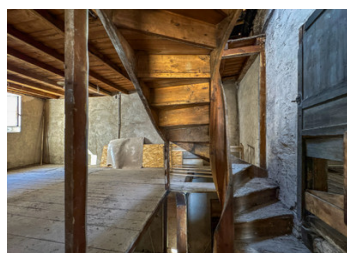
IN BRIEF

In the heart of the sought-after village of Montcuq, this substantial Quercy stone property offers a rare opportunity to combine immediate rental income with an exciting renovation project.

The building comprises 2 completely independent entities. On the ground floor, a fully renovated commercial unit, currently operating as a medical practice, is leased until June 2028, providing secure income from day one.

A separate entrance leads to the former village bakery, a character-filled property arranged over four levels with approximately 300 m² of potential living space. Rich in original features, including the historic bread oven and exposed half-timbering potential, it offers endless possibilities to create a spacious family home, several apartments, artist's studios, or a mixed-use project.

With a renovated roof, separate utilities and a prime location just steps from shops, restaurants and the famous weekly market, this is a unique investment...



ENERGY - DPE

DPE not required.

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

The ground floor features a fully renovated commercial space, currently operating as a medical practice. The premises are currently leased, with the lease in place until June 2028, offering immediate and secure rental income.

GROUND FLOOR – COMMERCIAL UNIT (separate entrance):

Part of the ground floor is fully renovated in 2018, currently rented out as professional premises (until June 2028):

Entrance hall (17.10 m²) currently used as waiting room

WC (4.11 m²) with wash basin

Kitchen (9.10 m²) with pantry (1.76 m)

Office/consultation room (26.5 m²)

Completely separate from this commercial unit, a second independent entrance at the rear of the building provides access to the former village bakery and the upper floors. This section, rich in history and character, is arranged over four levels and requires full renovation.

GROUND FLOOR – FORMER BAKERY with separate entrance at rear.

The second entrance on the ground floor leads to :

Entrance hall (14 m²) with access to first and second floor

Former bakery (45 m²) open space, with the front of the old baking oven still intact

FIRST FLOOR:

Living area (61 m²) over the full length of the property, possibility to expose the colombages (half-timbered construction)

Hallway

Wc (2,68 m²)

Bathroom (9 m²)

Room to be renovated (28 m²) with staircase

Internal covered terrace (23,5 m²)

SECOND FLOOR:

Room (62,5 m²) possibility to expose the colombages (half-timbered construction)

Room (26 m²)

Room (25 m²)

LOCAL TAXES

Taxe foncière: 526 EUR

NOTES