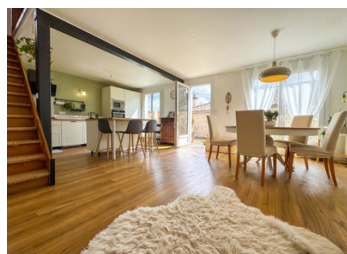


Beautifully renovated 5-bedroom village house with garden, garage and walk-to-amenities in Montcuq



INFORMATION

Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	5
Bath:	2
Floor:	150 m ²
Plot Size:	231 m ²



IN BRIEF

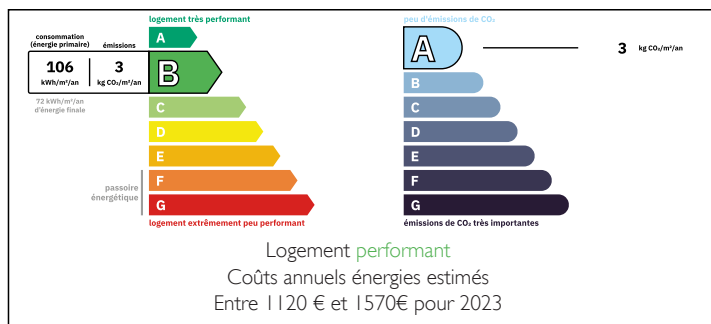
What a delightful surprise awaits you behind the discreet stone façade of this village house : a beautifully renovated family home offering generous space, modern comfort and an enviable village lifestyle in the heart of the Quercy Blanc.

With 5 bedrooms, 2 bathrooms and bright, flowing living areas, this home is perfect for family life, entertaining friends or welcoming guests. The spacious kitchen-diner opens onto a private garden and covered terrace, creating a wonderful indoor-outdoor living space for long summer lunches and relaxed evenings.

Fully renovated with double glazing, excellent insulation, heat-pump central heating, reversible air conditioning and mains drainage, the property combines character with energy-efficient comfort.

The impressive 45 m² garage offers parking, storage or exciting business potential. With shops, cafés and services just steps away, enjoy the convenience of village life while surrounded by the beauty of SW

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.



LOCAL TAXES

Taxe foncière: 1300 EUR

NOTES

DESCRIPTION

Properties offering this combination of space, comfort and village convenience rarely come to market

GROUND FLOOR:

Garage (45 m2) with central heating heat-pump and thermo-dynamic hot water tank, utility area
Kitchen and dining room (35 m2) newly fitted kitchen (4 years), with breakfast bar, exterior door to back garden (100 m2) with covered terrace
Living room (25,5 m2) with wood burner

FIRST FLOOR:

Landing (10 m2)
WC (1,6 m2)
Bedroom 1 (10,8 m2) with built in storage
Bedroom 2 (10,4 m2) with built in storage
Bathroom (4,51 m2) with wash basin and shower
Hallway (5,15 m2)
Bedroom 3 (12,45 m2) with mezzanine level (17,5 m2)
Bedroom 4 (9,75 m2) with door to room to renovate (18 m2)
Master bedroom (13,5 m2) with dressing (3,9 m2) and bathroom (6,45 m2) with wash basin, bath, shower and WC

EXTRA:

Nicely laid out back garden (100 m2) with covered terrace, fully fenced and gated
The property benefits from double glazing, central heating by heat-pump, excellent insulation and mains drainage
Newly fitted kitchen
Restaurants, cafés, weekly market and shops are all within a short stroll

Montcuq : all amenities with-in walking distance
Lauzerte: 12 km
Cahors: 26 km
Bergerac airport: 94 km
Toulouse airport: 110 km

Information about risks to which this property is