

Elegant Montcuq village house with 5 bedrooms, 2 bathrooms, barn and rare private flat garden

EXCLUSIVE



INFORMATION

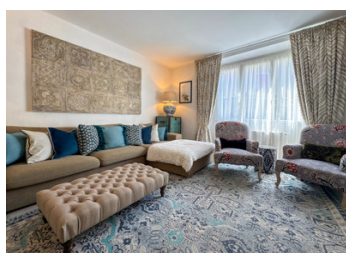
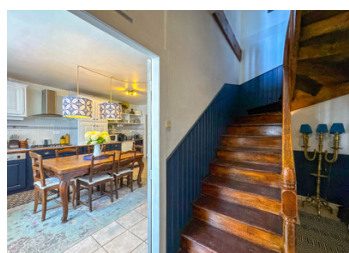
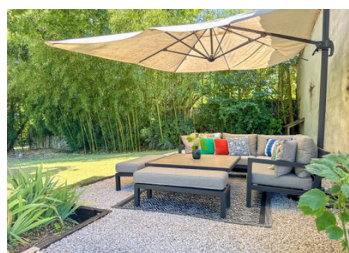
Town:	Montcuq-en-Quercy-Blanc
Department:	Lot
Bed:	5
Bath:	3
Floor:	167 m2
Plot Size:	1767 m2

IN BRIEF

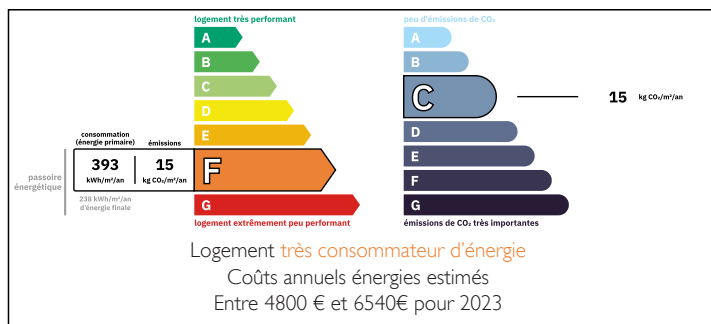
In the very heart of Montcuq-en-Quercy-Blanc, this beautiful stone village house offers a rare blend of French charm, generous proportions and secluded garden living, just steps from cafés, restaurants, shops and the weekly market. With 5 bedrooms, 2 bathrooms, a welcoming salon with fireplace and a spacious country kitchen, it is a home made for family gatherings, long summer lunches and relaxed days with friends.

The standout feature is the generous flat garden: fully enclosed and wonderfully private, with mature trees, fruit trees, terraces, a vegetable plot and open views towards the village Donjon—an exceptional setting in such a central location.

Additional features include a barn, garage and versatile garden rooms, offering excellent potential to create further living space, a studio or seamless indoor-outdoor entertaining areas. A rare opportunity to enjoy authentic village life with privacy, space and convenience...



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: 1 630 EUR

Taxe habitation: 1 100 EUR

NOTES

DESCRIPTION

GROUND FLOOR:

Entrance hall (3.2 m2) leading to central hallway (6.75 m2) with staircase

Salon (21.5 m2) with fireplace and wood burner

Kitchen (21.85 m2) fully fitted, with dining room table

Side entrance hall (7.45 m2) with bathroom (shower and WC)

Utility room (20 m2) currently used for storage

Hallway (6 m2)

Garage (35 m2) with street access, currently used for storage

Garden room (45.35 m2) stone walls, beams, high ceiling, open to the garden with views overlooking the garden

Secret garden room (36 m2) currently only accessed from the side alley, but could be integrated into the living space

FIRST FLOOR:

Landing (7.5 m2) with hallway (3 m2)

Bedroom 1 (18.75 m2)

Bathroom (5.45 m2) with wash basin, shower and WC

Bedroom 2 (13.5 m2)

Bedroom 3/office (15.9 m2)

Hallway (6.4 m2)

Bathroom (4.7 m2) with wash basin, bath, WC

Bedroom 4 (14.75 m2) with built-in storage

Bedroom 5 (17.35 m2)

EXTRA:

Beautifully laid out, very private and flat garden, with side alley access (by car)

Mature trees in the garden, and fruit trees

Free-standing former hangar/covered terrace in back garden (40 m2)

Second terrace with lounge area and hard surface for above ground pool

Well

This character property benefits from partial double glazing (ground floor), electric central heating and mains drainage.