LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



RENOVATED, CHARACTER PROPERTY FOR SALE IN MONTCUQ, WITH POOL, PRIVATE LOCATION, WALKING DISTANCE TO AMENITIES

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PROPERTY FACT FILE

REFERENCE	A42125NK46
PRICE	€ 558,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	4
ACCOMMODATION	220 m²
LAND	3662 m²
TOWN	Montcuq-en-Quercy-Blanc
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Garage

*Price based on current exchange rate which is subject to change

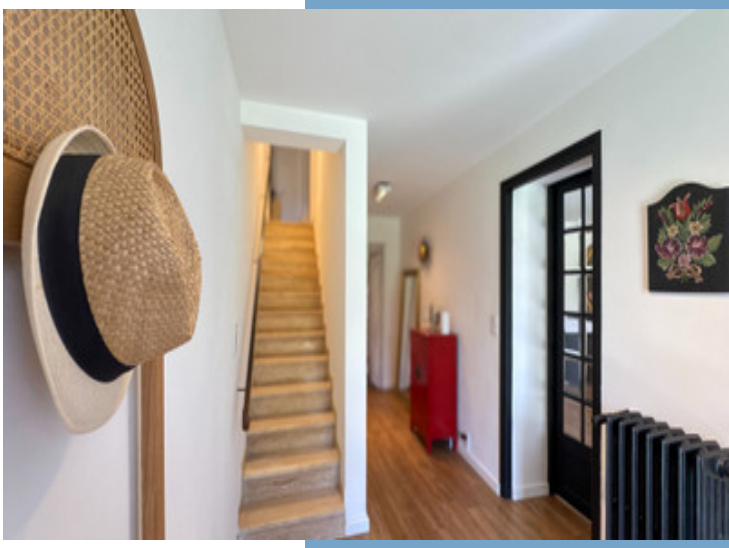
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Just a short walk from the heart of Montcuq, this beautifully renovated character home offers privacy, elegance and the charm of village life in the sought-after Lot region. Set within a fully enclosed 3,600 m² garden bordered by a small stream, the property combines authentic architecture with high-quality modern comfort. The main house







DESCRIPTION

GROUND FLOOR:
Kitchen and dining area (34,2 m2) with newly fitted kitchen, fireplace with wood insert
Hallway (16,75 m2) with built in storage cupboards
WC (1,75 m2) with wash basin
Master bedroom 1 (23,6 m2) with en suite bathroom (14,4 m2) with twin wash basin, shower, WC and storage
Bedroom 2 (10 m2) currently used as a dressing room
Bedroom 3 (18,35 m2) with Velux Window
Bedroom 4 (13,9 m2)
Bathroom (6,4 m2) with wash basin, WC, bath with shower
GARDEN LEVEL:
Living room (50 m2) with French doors opening to front terrace, fireplace with open fire
Sauna (4 m2) for 3 people, with bathroom (12,5 m2) with wash basin and shower
WC (3,25 m2)
Boilerroom (6,25 m2)
Garage (37 m2)
Basement/storage (19 m2)
Utility room (13,75 m2) with exterior door
TOWER ROOM (pigeonnier on first floor):
Bedroom 5 (15,2 m2) with shower
Bathroom (3,3 m2) with wash basin and WC
Hallway (8 m2)

TECHNICAL:
Gas central heating throughout – a new Viessmann low-temperature condensing boiler, remotely controllable (September 2024)
New roof and insulation (2019)
New double glazing (2025)
The property has been fully rewired.
All rooms have reversible air conditioning.
Domotique (automation) throughout the property
Septic tank

EXTRA:
Outdoor living is at the centre of this exceptional property. A fully

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42125NK46

COMPLETE FILE AND PHOTO ON REQUEST

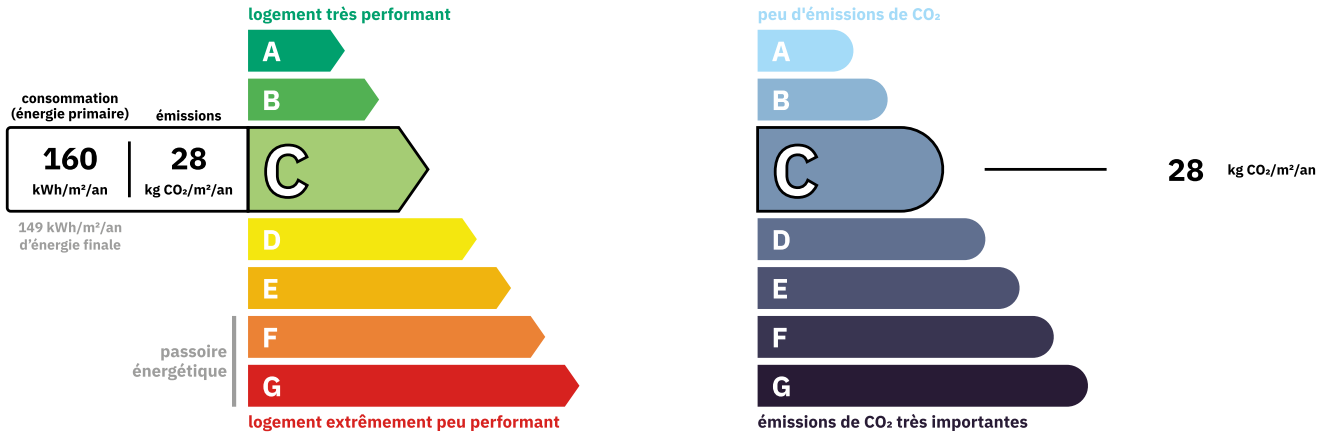
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 3390 € and 4700€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A42125NK46
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