

FULLY RENOVATED STONE PROPERTY WITH MAIN HOUSE WITH INDOOR SWIMMING POOL, 2 GITES, SMALL OUTBUILDINGS, 10 HA

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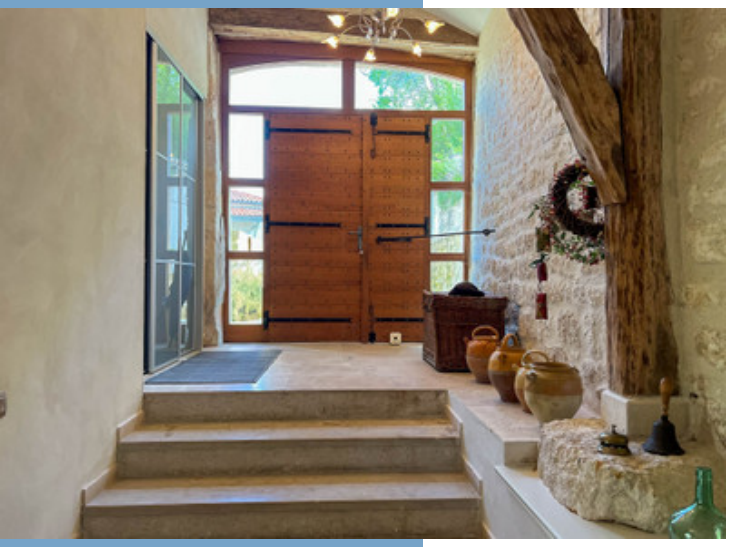




PROPERTY FACT FILE

REFERENCE	A42343NK46
PRICE	€ 775,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	9
ACCOMMODATION	341 m²
LAND	98558 m²
TOWN	Montcuq-en-Quercy-Blanc
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Lake

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





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From the moment you cross the little bridge, following the winding track all the way to the top, you will wonder about this property. And you will not be disappointed ! The appearance of the skilfully renovated properties, with the stunning views behind them, makes you stop in your tracks.



DESCRIPTION

This property is ideally situated between Montcuq and Montaigu de Quercy.

MAIN HOUSE :
GROUND FLOOR :
Entrance hall and hallway
Kitchen/dining room with kitchen island, sliding doors to covered terrace
Pantry
WC
Utility room
Bedroom 1 with dressing and bathroom
From the kitchen : sliding doors to indoor pool with seating area, shower and WC
FIRST FLOOR :
Spacious landing/salon
Office
Bedroom 2 with en suite bathroom
Bedroom 3 with en suite bathroom
WC
Dressing
Bedroom 4 with en suite bathroom



GITE 1 :
Veranda
Kitchen/living area with fireplace and wood burner
Bedroom 1
Bathroom
Bedroom 2
Bathroom/utility area
Dressing
Bedroom 3 with shower room



GITE 2 :
Kitchen/living area
WC
Bathroom
Bedroom 1

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42343NK46

COMPLETE FILE AND PHOTO ON REQUEST

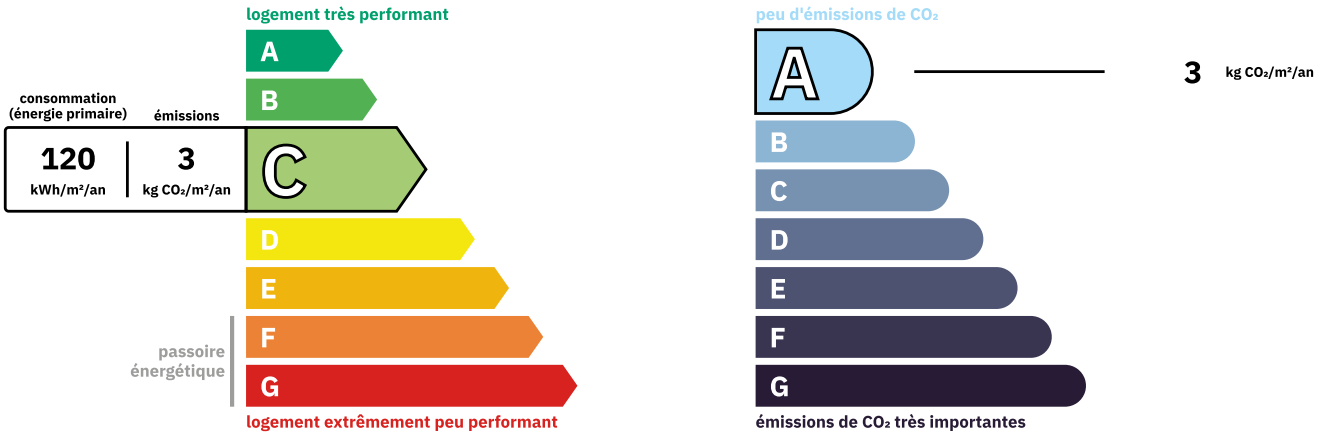
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1610 € and 2179€ for 2021

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 :A42343NK46

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