LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



HIGH QUALITY RENOVATED "PETIT CHATEAU" WITH MAISON D'AMIS, FURTHER OUTBUILDINGS, POOL AND 15 HA OF LAND

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PROPERTY FACT FILE

REFERENCE	A08834
PRICE	€ 1,560,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (1 500 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	5
ACCOMMODATION	364 m²
LAND	155979 m²
TOWN	Montcuq-en-Quercy-Blanc
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

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

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An exceptionnal property ! Beautifully situated, surrounded by nature, very private with stunning views over Montcuq, and still walking distance (less than 3 km) to everything the village has to offer.
No expense has been spared with the renovation of this Quercy stone property. The different buildings are laid out around a central



DESCRIPTION

MAIN HOUSE:
GROUND FLOOR:
Entrance hall (20 m2) with staircase to basement
Living room (80 m2) with open fireplace
WC (2 m2)
Kitchen (23 m2) fully fitted, with exterior door to terrace
Pantry (17 m2)
Salon/office (30 m2) with fireplace
Bedroom 1 (30 m2) with dressing, fireplace
Bathroom (8 m2) with wash basin, shower, WC
Bedroom 2 (23 m2) with en suite bathroom with wash basin, shower and WC
Tower (10 m2) with entrance door to terrace, office on the first floor, with acces to small roof terrace
FIRST FLOOR:
Bedroom 3 (17 m2) with balcony (7 m2), with en suite bathroom with wash basin, shower and WC
Bedroom 4 (28 m2) with en suite bathroom (8 m2) with wash basin, bath, WC
SOUS-SOL:
Billiard room (25 m2) vaulted room, with exterior door
Vaulted storage room (25 m2)
Small vaulted room (6 m2)
Wine cellar (30 m2) vaulted room, fully airconditioned.



MAISON D'AMIS:
Living room (44 m2) with kitchenette
Bedroom (15 m2)
Bathroom (5 m2) with wash basin, shower and WC
Spacious, partially covered terrace

EXTRA:
Spacious terrace (120 m2) in front of the main house
Swimming pool 10 m x 5 m, salt pool, heated, with electric cover and spacious terraces (143 m2)
Boiler room (17 m2) with Viessmann boiler
Covered terrace (12 m2)
Pigeonnier on 3 levels of 9 m2 each

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A08834

COMPLETE FILE AND PHOTO ON REQUEST

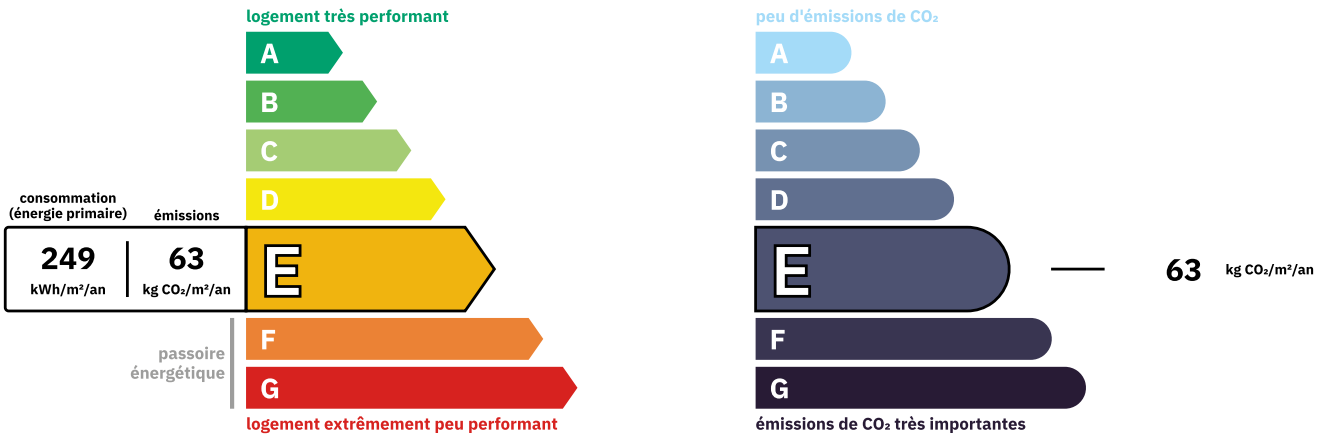
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 5520 € and 7560€ 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 :A08834

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