



PANORAMIC VIEWS! RENOVATED STONE
VILLAGE HOUSE ON THREE LEVELS, WITH
TERRACE, GARDEN (SOUTH FACING) AND POOL

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VILLAGE HOUSE ON
THREE LEVELS, WITH
TERRACE, GARDEN
(SOUTH FACING) ...



PROPERTY FACT FILE	
REFERENCE	A40249NK82
PRICE	€ 551,200 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (520 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	4
ACCOMMODATION	285 m ²
LAND	936 m ²
TOWN	Montpezat-de-Quercy
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, High speed internet
*Price based on current exchange rate which is subject to change	



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A true gem nestled in a quiet setting, right in the heart of the charming village of Montpezat-de-Quercy, within walking distance of all amenities. This high-standard home is full of character and has been beautifully renovated with great attention to detail. The property offers spacious and bright living areas, all enjoying

DESCRIPTION

MAIN HOUSE:

GROUND FLOOR:

- Entrance (11.45 m²) with WC (1.70 m²)
- Living/dining room with second entrance (30 m²) access to the cellar via a hatch, with French doors to the terrace
- Kitchen (6.95 m²) to be renewed
- Pantry/laundry room (6.30 m²)
- Pink living room (30.5 m²)
- Bathroom (3.60 m²)
- Library (8.5 m²)
- Blue living room (28 m²)

FIRST FLOOR:

- Bedroom 1 (22.39 m²) with en-suite bathroom (8.5 m²) with twin wash basins, bath, WC, and storage
- Bedroom 2 (26.70 m²) with dressing room/office (6.8 m²) and bathroom (6.64 m²) with wash basin, bath, and toilet

GARDEN LEVEL:

- Studio (28.8 m²) with living room, bedroom, and bathroom (wash basin, shower, and toilet)
- Boiler room (7.9 m²) with water softener
- Vaulted cellar (24 m²) with sink and pool equipment room

INDEPENDENT STUDIO (adjoining the main house, separate entrance, located on the first floor):

- Living room/kitchen (37.45 m²)
- Bedroom (9.25 m²)
- Bathroom (5.63 m²) with wash basin, bath and toilet – attic access (insulated, not suitable for conversion)

EXTRA:

- Landscaped garden (+/- 750 m²), south-facing, with heated pool and views, direct street access
- Dovecote/pigeonnier (9.50 m² on two levels)
- Well
- Automatic watering system
- Dominant views of the valley
- Security alarm
- Heated swimming pool, 7 m x 4 m, chlorine

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40249NK82>

COMPLETE FILE AND PHOTO ON REQUEST

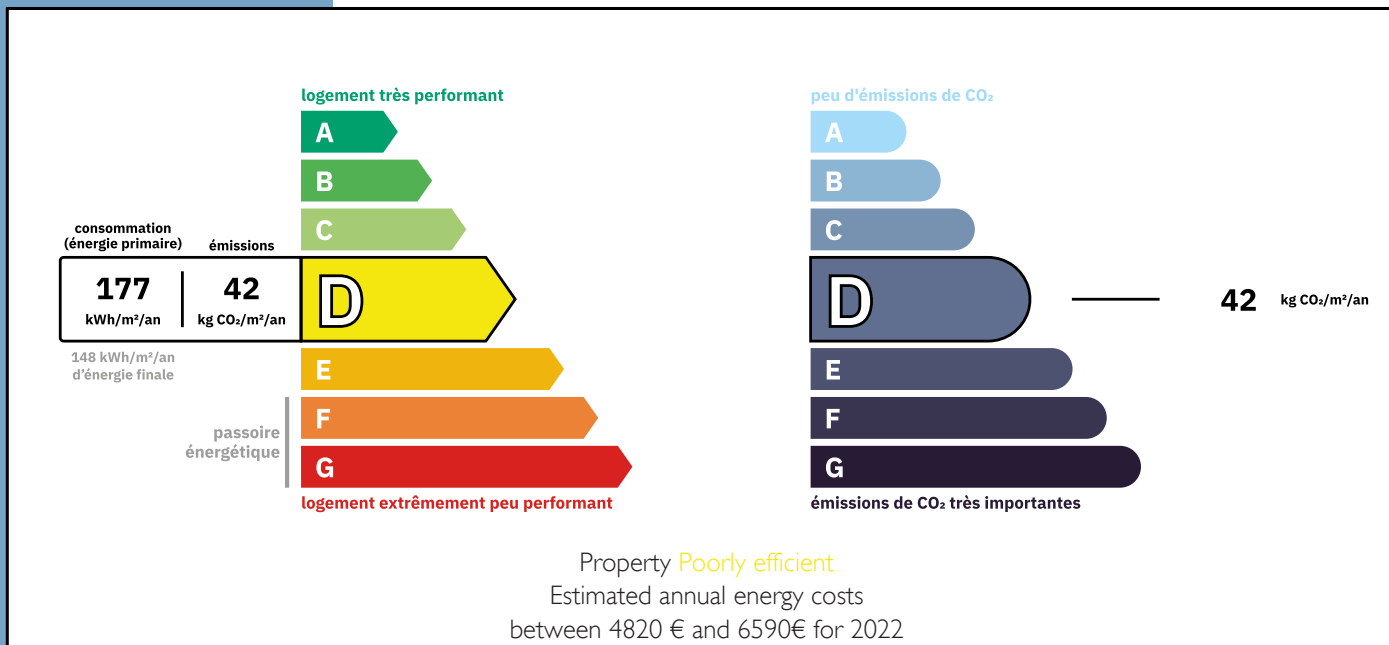


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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

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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 :A40249NK82
FILE COMPLETE
AND PHOTOS
ON REQUEST

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