LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



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

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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 m²
LAND	936 m²
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

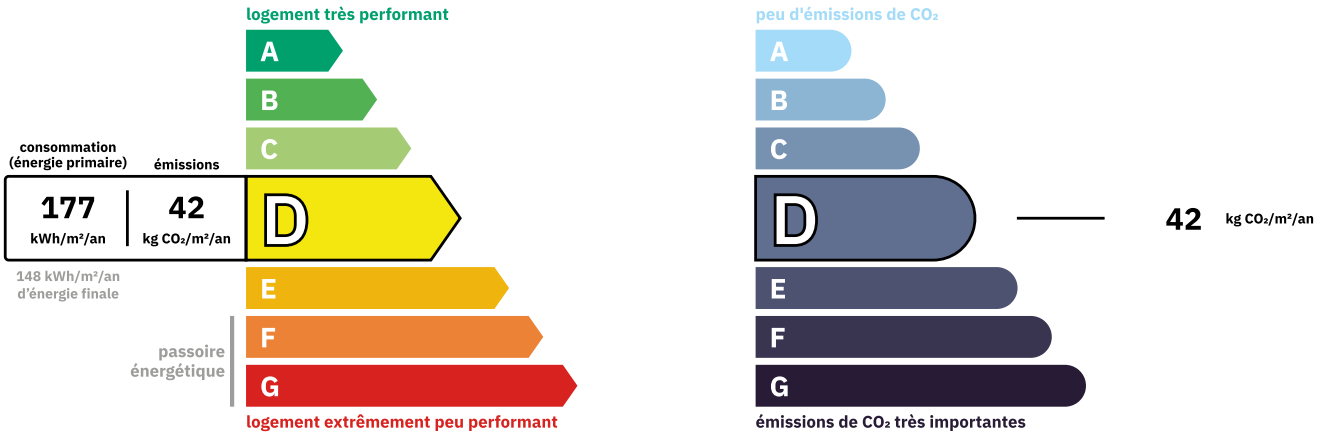
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 4820 € and 6590€ for 2022

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 :A40249NK82

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