



Stone House with Swimming Pool,

46800, Montcuq, Lot, Occitanie

€233,200

Ref: JAS-875

* Available * 2 Beds * 1 Bath * 168m2

This stone house is a veritable tardis, with its large living spaces, terracing, swimming pool set on 4232m2 of gardens. Its located on the edge of a very small village a short drive from Montcuq.

- Swimming Pool
- Sailing and Beach not far
- Shopping and markets
- River pursuits
- TGV trains in Agen and Montauban
- Golf in area
- Popular Tourist Area
- Parc naturel régional des Causses du Quercy
- Motorways A 20 and A 62 within hour
- Tennis locally
- Airports Bergerac Toulouse and Bordeaux

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French Entrée 

Property Description

This stone house is a veritable tardis, with its large living spaces, terracing, swimming pool set on 4232m² of gardens. Its located on the edge of a very small village a short drive from Montcuq. The house is well insulated, with double glazed windows and doors, reversible air con units in the house and conservatory. There is a large garage with separate entrance that could be converted into a little gite. Speedy internet at 800 mgbs

9, 450m² of land with building permission is also available by separate negotiation

House

Ground floor

Large living room (27m²) with exposed stone walls, open fireplace with wood burning stove and a/c unit

Office area (16.75m²)

Fully equipped kitchen and dining area (27m²) with range type oven and American style fridge, doors to conservatory

Shower room (6.1m²) with laundry area, WC and hand basin

Conservatory (29.7m²), double glazed with hard roof and 3 velux windows, A/C units. Patio doors each end

Nice views over garden and land

First Floor

Landing (14.4m²) with original front door

Bedroom 1 (17.6m²)

Bedroom 2 (30.4m²) double aspect windows and corner sink unit. Plenty of space to make an ensuite

Bathroom (9.25m²) with bath, shower, hand basin, bidet and WC

Outside

8x4 chlorine swimming pool with patio

Garage (49.9m²) double doors to outside parking (enough for 5 cars) and side to

Courtyard entrance

Terracing

Small pond with fountain

4232m² of gardens . water source

suitable for grazing

ADSL available

Mains drainage

Tax fonciere 700 euros per year

10 mins to Montcuq, Lauzerte for all commerce. 80 minutes to Toulouse Airport, 35 minutes to Cahors.

A really super property, a hidden gem in the Quercy countryside

The local History and beauty of the area has created a growing Tourist market. The massive valleys of the Garonne and Lot Rivers: the wine, fruit and vegetable basket of the region. Good transport links by rail, motorway, planes from Bergerac and the Beautiful cities of Bordeaux and Toulouse. Undoubtedly Tourism is important here so this property might create an interesting option to buyers, hoping to buy to let, or to live full time here. The Rivers offers many sports, there's tennis in most villages and many good golf courses near here.

Alistair Lockhart, Property Director, FrenchEntrée

Gallery

