



## Quercy Farmhouse with Guest House and Pool,

46800, Montcuq, Lot, Occitanie

# €499,000

Ref: JAS-842

\* Available \* 5 Beds \* 3 Baths \* 400m2

House near Montcuq. Quercy stone farmhouse with 3 bed guest house, pool, barn and 4 hectares of land

- 18 Mins to Lauzerte for shops
- 15 mins to Montcuq
- Wine Region
- Airports Bergerac Toulouse and Bordeaux
- 23 kms to Cahors for A20 motorway access and TGV rail links
- Golf in area
- Shopping and markets
- Motorways close
- 1hr20 mins to Toulouse Airport.
- Tennis locally
- Popular Tourist Area

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

**French Entrée** 

## Property Description

A traditional Quercy farmhouse renovated with care and taste to provide luxury living over 3 levels, a 3 bed guest house, a super swimming pool with fantastic country views, stone barn and 4 hectares of land. The house benefits from double glazed wood windows and under floor gas central heating.

Farmhouse Traditional stone entry stairs to covered terrace (bolet)

Living level (100m<sup>2</sup>) open planned with wooden floors

Equipped Kitchen with range style oven and island counter

Dining area

Sitting room with wood burning stove. Door to back covered terrace and stairs down to pool

Top level (80m<sup>2</sup>)

Luxury bedroom with large ensuite bathroom with roll top bath, shower, hand basin and WC

Ground level (100m<sup>2</sup>) tiled

Bedroom 2 (45m<sup>2</sup>) with French doors to the pool terrace and ensuite bathroom with bath, wc and hand basin

Hallway (10m<sup>2</sup>)

Large utility (45m<sup>2</sup>) room with storage and door on to garden

WC

Guest house: Gated entrance access to pool

Ground level

Hallway (13m<sup>2</sup>)

Two bedrooms with French doors opening onto the garden (each 25m<sup>2</sup> approx)

Bathroom with bath and shower above, WC and hand basin (15m<sup>2</sup>)

Pool pump room

First floor

Bedroom 3 (20m<sup>2</sup>) currently used as an office

Sitting room (40m<sup>2</sup>) with French door overlooking pool, reversible air con unit

Beautiful stone barn to renovate (100m<sup>2</sup>), split over 3 levels with a workshop.

Outside: Private entry courtyard to access the bolet

10 x 5 swimming pool with heat pump and sunbathing deck.

Patio terrace ( 50m<sup>2</sup>)

Covered terrace from sitting room (30m<sup>2</sup> approx)

4 hectares of land including large vegetable garden (approx 2.7 hectares of pasture suitable for horses, hectare of woodland)

Well with pump for garden watering

Septic tank

Gas tank underground

ADSL available (16 mpbs)

Tax foncière 1014

Tax habitation 500

A super country property with fantastic views, just 15 mins to Montcuq, 18 Mins to Lauzerte for shops, 23 kms to Cahors for A20 motorway access and TGV rail links, 1hr20 mins to Toulouse Airport.

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 offer many sports, there's tennis in most villages and many good golf courses near here.

Alistair Lockhart. Property Director, FrenchEntrée



# Gallery

