



## Stunning House with Gîte and Swimming Pool,

46800, Montcuq, Lot, Occitanie

# €475,000

Ref: JAS-849

\* Available \* 4 Beds \* 4 Baths \* 398.5m2

This stunning Manor house has been renovated to a very high standard; with impressive room sizes, high ceilings and plastered walls, making the most of the large windows bringing in the light.

- Swimming Pool
- 1hr13mins to Bergerac Airport
- TGV trains in Agen and Montauban
- Golf in area
- 15 mins to Montcuq
- 1hr 27 mins to Toulouse Airport
- Motorways A 20 and A 62 within hour
- Tennis locally
- 20 mins to Montaignu de Quercy
- 37 mins to Cahors
- Local Markets

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

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, UnitedKingdom

French Entrée 

## Property Description

This stunning Manor house has been renovated to a very high standard; with impressive room sizes, high ceilings and plastered walls, making the most of the large windows bringing in the Quercy sunshine. The house itself has 2 bedrooms both with ensuite bathrooms and the large barn also has 2 bedrooms and 2 bathrooms with a beautiful living room that could be a super function or exhibition room; as well as huge potential to rent as a luxury gite.

Main house

Entry via the stone steps with terrace

Beautiful open planned living room, dining area and fully equipped kitchen, Oak floors, high plastered ceilings, original French windows

(93m<sup>2</sup>)

walk in larder room

WC (1.5m<sup>2</sup>)

First floor (quality bamboo floor)

Beautiful oak staircase leading to

Landing area (space for a sofa bed) with library and study area

Bedroom 1 (17m<sup>2</sup>) with walk in dressing and ensuite bathroom (7.5m<sup>2</sup>) with bath, hand basin and WC Velux window

Bedroom 2 (17m<sup>2</sup>) with ensuite bathroom (7.5m<sup>2</sup>) with bath, hand basin and WC Velux window

Garden level

Games area and summer sitting room (50m<sup>2</sup>) French doors to pool

Boiler room (2m<sup>2</sup>)

Utility area (17m<sup>2</sup>)

There is a study/reading room situated underneath the stairs leading up into the house (8m<sup>2</sup>)

Barn

New roof

Ground floor (95m<sup>2</sup>) completely renovated with travertine tiles, pointed walls, including seating area with wood burning stove (20kw) and large double-glazed doors either end leading to sun terrace.

Bedroom 1 (30m<sup>2</sup>) with french doors to a sun terrace

lead to a large shower room (14m<sup>2</sup>) with shower, hand basin and WC

Bedroom 2 (28m<sup>2</sup>) with door leading to front courtyard and ensuite shower room (11m<sup>2</sup>) with shower, hand basin and WC

Mezzanine level accessed via a small spiral staircase. Boarded area ready for storage or further accommodation as required

Outside

An open barn (65m<sup>2</sup>) with concrete floor, handy space for covered dining in the summer as well as playing games, such as table tennis and darts. An attached stone garden storage area

Additional stone storage room.

Swimming pool 10x5 with roman steps with a large patio surround. (chlorine)

Gravel parking courtyard

17946m<sup>2</sup> of land including a small copse.

The house benefits from a new fuel fired central heating system with radiators throughout and impressive swimming pool with views over the 1.79 hectare garden. An open barn (65m<sup>2</sup>) with concrete floor, handy space for covered dining in the summer as well as playing games, such as table tennis and darts. An attached stone garden storage area

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Gravel parking courtyard

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ADSL available (9 mb/s)

Septic tank

Tax foncière 1569€

Tax habitation 1141€

**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

