



## Maison de caractère dans un village dynamique.,

46800, Montcuq, Lot, Occitanie

\* Available \* 2 Beds \* 1 Bath

Maison de caractère dans un village dynamique.

€275,600

Ref: BVI25823



## Property Description

This residence of 160 m<sup>2</sup>, well restored, still has a lot of potential. In front of this beautiful facade only one desire to explore the interior. An entrance hall serving as an office leads to a corridor with dressing room and laundry room. A few steps lead to a semi-deck leading to a spacious bedroom with a lovely bathroom. A door of the room gives access to what can become a very cosy summer terrace, under a charming stone vault 33 m<sup>2</sup>, a 28 m<sup>2</sup> vaulted stone cellar is ready to welcome your good bottles. On a higher level 2 bedrooms with storage, and a bathroom, toilet. An industrial staircase leads to the top level in a spacious living room and dining room with views over the roofs and valley, a large equipped kitchen overlooking the garden with an optimized barn and private parking. From the kitchen a staircase leads to a TV lounge, beautiful bedroom with old fireplace column, bathroom. This residence is full of vaults and authentic stone.

Price including agency fees : 275.600 €

Price excluding agency fees : 260.000 €

Buyer commission included: 6 %

