



Farmhouse with Guest accommodation,

46800, Montcuq, Lot, Occitanie

€409,500

Ref: 113719

* Available * 4 Beds * 2 Baths

Large stone family house with 4 bedrooms, designed to transform as needed into a home and independent gîte with ease.

- Close to shops and cafés
- Good walking Country
- Tennis in most Villages
- Local Produce Markets
- Gîte/Guest accommodation
- Close to many river pursuits
- Horse riding and cycling
- Wine region
- Swimming Pool
- Golf courses
- Tourist area steeped in History

Property Description

Large stone family house with 4 bedrooms, designed to transform as needed into a home and independent gîte with ease.

Very calm and natural environment. Magnificent garden with rest areas, living room and summer kitchen. Kitchen and summer living room in a stone outbuilding.

Nice land of 6575 m² with trees and maintained.

Gas central heating, new condensing boiler, wood stove in the gîte.

DPE in progress

Northwards Bergerac and the Dordogne Valley, which is not just the area of wine production, also the region of history from Pre-Historic times, through the 100 years war and the Renaissance with medieval castles and Châteaux. To the South there are the massive valleys of the Garonne and Lot Rivers: the wine, fruit and vegetable basket of the region. Good transport links by rail, by motorways and planes from the Bergerac and the Beautiful cities of Bordeaux and Toulouse. The River offers many sports, there's tennis in most villages and many good golf courses near here.

