



## LOT. MONTCUQ. 2 bed house on one level, with small barn, pool, Panoramic views,

# €209,000

Ref: JAS-406

46800, Lot, Occitanie

\* 2 Beds \* 1 Bath \* 92m2

SOLE AGENCY 4.5% agency fees included Virtual tour available A super location for this 2 bed stone house and small stone barn, situated on an elevated position in a very small hamlet providing wide views across the Quercy countryside. An easy house to live in, all one level, benefiting from a recent...

- Distance from airport: 103km Distance from highway: 45km Distance from school: 5km Distance from shops: 7km Distance from station: 35km Energy Consumption: NI Number of rooms: 4 Type of heating: Gaz

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## Property Description

SOLE AGENCY 4.5% agency fees included Virtual tour available A super location for this 2 bed stone house and small stone barn, situated on an elevated position in a very small hamlet providing wide views across the Quercy countryside. An easy house to live in, all one level, benefiting from a recent gaz fired central heating system, double glazed windows and doors, with views from every window. Salt water, heated swimming pool and a large summer terrace area with power and lighting. Just under an acre of land including woodland. The stone barn has 2 levels perfect for a workshop or art studio Entrance hall (6,25m<sup>2</sup>) Bedroom 1 (26,99m<sup>2</sup>), large enough to add an en suite shower room Bathroom with utility area (10,47m<sup>2</sup>) Kitchen (15,52m<sup>2</sup>) with window to driveway Bedroom 2 (15,82 m<sup>2</sup>) with views over the swimming pool Living room (29,42m<sup>2</sup>) with two sets of French doors leading to the wrap around balcony terrace with fireplace Cellar (30,18m<sup>2</sup>) Small cellar space for storage, well insulated Metal frame hanger A fab hanger near to the pool that provides welcome shade, lighting and plug sockets installed to make a summer kitchen area. Incredible views across the valley Stone Barn Sweet stone barn or workshop, recent roof, electrics and lighting on site 22,8m<sup>2</sup> ground floor and 21,66m<sup>2</sup> on the first floor with plenty of head height Outside 3000m<sup>2</sup> of gardens, woodland and driveway New Septic tank ADSL available up to 12 mgbs Tax fonciere 498 euros Just 5 mins drive to Montcuq for all commerce, 1hr10 mins to Toulouse airport. A really lovely property with no work to be done. Sold furnished dont 4.50 % honoraires TTC à la charge de l'acquéreur.



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