



Well situated property, ideal for project.,

46800, Montcuq, Lot, Occitanie

* Available * 8 Beds * 2 Baths

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€941,280

Ref: BVI60882

Property Description

This former farmhouse has all the assets for an organic, rental or equestrian project. With its 17 hectares in the middle of nature, its stream, small lake, fruit trees, vegetable garden. the stone house of about 330 m² consists of: entrance hall with storage/toilet, spacious veranda, kitchen open to dining room, large living room.

On the first floor, laundry room, boiler room, 5 spacious bedrooms, bathroom/toilet, adjoining an open barn and former pigsty. Guest house in stone of about 210 m², entrance hall, living room, open plan kitchen, 2 bedrooms, shower room, toilet. A spacious basement, cellar, storage, laundry room. A barn of about 162 m², fitted office area of 19 m². Summer garden of about 50 m², with superb terrace, bread oven, quickly convertible into a g^âte, fitted kitchen, bedroom 35 m². Adjacent stable for 6 horses. A workshop/garage 325 m². Miscellaneous: oil central heating, double glazing, parking, garage.

Price including agency fees : 941.280 €

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Buyer commission included: 6 %

