



## Panoramic view for this character property,

46800, Montcuq, Lot, Occitanie

\* Available \* 4 Beds \* 2 Baths

Panoramic view for this character property

# €763,200

Ref: BVI68795

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FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

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## Property Description

Well situated, quiet and magnificent view with optimum sunshine.

The exterior is completely landscaped with superb sunny terraces and a 14 x 7m swimming pool. The house of about 150 m<sup>2</sup> consists of: kitchen with access to south facing terrace, living room, 2 bedrooms with fitted wardrobes, bathroom, toilet, dovecote with bedroom and storage, spacious office.

The completely renovated 60m<sup>2</sup> guesthouse has an open-plan kitchen/living room with access to its terrace and the swimming pool, a bedroom with shower room/WC and storage. There is also a 195 m<sup>2</sup> barn has automatic gates, a 80 m<sup>2</sup> workshop and canopy for 2 cars. Superb land of 8430 m<sup>2</sup> with trees.

Miscellaneous: double glazing, central oil boiler, underfloor heating, guest house/air conditioning, fully equipped kitchen, very good condition.

Price including agency fees : 763.200 €

Price excluding agency fees : 720.000 €

Buyer commission included: 6%



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