



PANORAMIC VIEWS! RENOVATED STONE  
VILLAGE HOUSE ON THREE LEVELS, WITH  
TERRACE, GARDEN (SOUTH FACING) AND POOL

PANORAMIC VIEWS!  
RENOVATED STONE  
VILLAGE HOUSE ON  
THREE LEVELS, WITH  
TERRACE, GARDEN  
(SOUTH FACING) ...



| PROPERTY FACT FILE                                                              |                                                                                                                                  |
|---------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| REFERENCE                                                                       | A40249NK82                                                                                                                       |
| PRICE                                                                           | € 551,200<br>£ 0*<br><small>*agency fees included: 6 % TTC<br/>to be paid by the buyer<br/>(520 000 EUR hors honoraires)</small> |
| BEDROOM                                                                         | 4                                                                                                                                |
| BATHROOM                                                                        | 4                                                                                                                                |
| ACCOMMODATION                                                                   | 285 m <sup>2</sup>                                                                                                               |
| LAND                                                                            | 936 m <sup>2</sup>                                                                                                               |
| TOWN                                                                            | Montpezat-de-Quercy                                                                                                              |
| DEPARTMENT                                                                      |                                                                                                                                  |
| LOCATION                                                                        | Town property                                                                                                                    |
| TYPE                                                                            | Maison de Vacances, House,<br>Country House                                                                                      |
| CONDITION                                                                       | Good condition                                                                                                                   |
| FEATURES                                                                        | Swimming Pool, Mains Drains,<br>High speed internet                                                                              |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                                                                                  |





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A true gem nestled in a quiet setting, right in the heart of the charming village of Montpezat-de-Quercy, within walking distance of all amenities. This high-standard home is full of character and has been beautifully renovated with great attention to detail.

The property offers spacious and bright living areas, all enjoying

## DESCRIPTION

### MAIN HOUSE:

#### GROUND FLOOR:

Entrance (11.45 m<sup>2</sup>) with WC (1.70 m<sup>2</sup>)

Living/dining room with second entrance (30 m<sup>2</sup>) access to the cellar via a hatch, with French doors to the terrace

Kitchen (6.95 m<sup>2</sup>) to be renewed

Pantry/laundry room (6.30 m<sup>2</sup>)

Pink living room (30.5 m<sup>2</sup>)

Bathroom (3.60 m<sup>2</sup>)

Library (8.5 m<sup>2</sup>)

Blue living room (28 m<sup>2</sup>)

#### FIRST FLOOR:

Bedroom 1 (22.39 m<sup>2</sup>) with en-suite bathroom (8.5 m<sup>2</sup>) with twin wash basins, bath, WC, and storage

Bedroom 2 (26.70 m<sup>2</sup>) with dressing room/office (6.8 m<sup>2</sup>) and bathroom (6.64 m<sup>2</sup>) with wash basin, bath, and toilet

#### GARDEN LEVEL:

Studio (28.8 m<sup>2</sup>) with living room, bedroom, and bathroom (wash basin, shower, and toilet)

Boiler room (7.9 m<sup>2</sup>) with water softener

Vaulted cellar (24 m<sup>2</sup>) with sink and pool equipment room

INDEPENDENT STUDIO (adjoining the main house, separate entrance, located on the first floor):

Living room/kitchen (37.45 m<sup>2</sup>)

Bedroom (9.25 m<sup>2</sup>)

Bathroom (5.63 m<sup>2</sup>) with wash basin, bath and toilet – attic access (insulated, not suitable for conversion)

#### EXTRA:

Landscaped garden (+/- 750 m<sup>2</sup>), south-facing, with heated pool and views, direct street access

Dovecote/pigeonnier (9.50 m<sup>2</sup> on two levels)

Well

Automatic watering system

Dominant views of the valley

Security alarm

Heated swimming pool, 7 m x 4 m, chlorine

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40249NK82>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

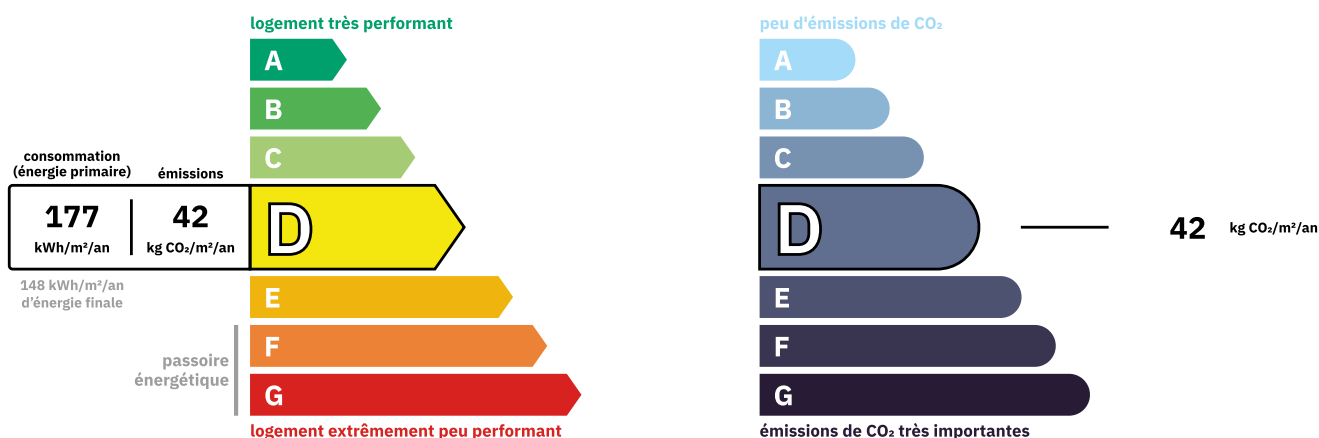
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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



Property **Poorly efficient**  
Estimated annual energy costs  
between 4820 € and 6590€ for 2022

## NOTICE

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## CONTACT

Réf : A40249NK82  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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