



Village house

MONTAIGU DE QUERCY (82)

60 000 €*

* Agency fees to be paid by the seller



76 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

Capifrance presents this charming village house located in MONTAIGU DE QUERCY (82), with a surface area of 76 m² and including 3 rooms. A novelty on the real estate market! In the heart of Quercy Blanc, this pretty town house **WITHOUT GARDEN** awaits its new buyer. Ideally located, just 20 minutes from Lauzerte and Fumel, 8 minutes from Tournons d'Agenais, and close to Valence d'Agen, Cahors and Agen, it offers a peaceful and practical living environment. This house has many advantages. With 2 bedrooms, including a master bedroom with its bathroom and separate toilet, a welcoming main room with open kitchen, living room and dining room decorated with a fireplace and exposed beams, you can enjoy beautiful winter evenings in complete conviviality. In addition, it has a second bathroom with WC. A laundry room adjoining the neighboring garden requires some renovation work, but offers great potential for those wishing to personalize their living space. 3D view proposals are also available to help you visualize a contemporary renovation. Located in the heart of the village, this house gives you easy access to all amenities as well as a dynamic living environment rich in history. Magnificent walks await you in this vestige of the Middle Ages, with the added bonus of summer entertainment and sporting activities at the Montaigu de Quercy lake leisure center, located just 2.5 km away. Whether you are a young couple, a first-time buyer or an investor, this house is made for you! Don't let this opportunity pass you by, make an appointment now to discover all its assets and let yourself be charmed by its potential. Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 847866

Property type Village house

SURFACES

Living space 76 m²

Living room surface 12 m²

Land surface 80 m²

COMPOSITION

Number of rooms 3

Number of bedrooms 2

Number of bathrooms 1

Toilets count 2

Washrooms 1

DPE/GES

DPE 290

GES 9

APPENDIX

Parking space 0

Videophone Non

SERVICES

Air conditioning Yes

Heater climatisation réversible

Kitchen équipée



CAPIFRANCE
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Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle