

Panoramic views, and no near neighbours ! Beautifully renovated 1930s Maison de Maître with outbuildings, 2 ha



## INFORMATION

Town:	Castelnau Montratier-Sainte
Department:	Alauzie Lot
Bed:	3
Bath:	2
Floor:	220 m2
Plot Size:	19374 m2

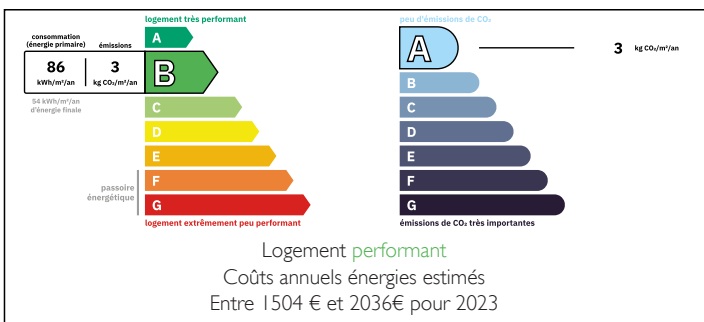


## IN BRIEF

Tucked away at the end of a meandering country lane, this beautifully renovated 1930s Maison de Maître offers the ultimate in space, privacy, and charm. Surrounded by rolling fields and woodlands, with no close neighbours (the nearest over 500m away!), this idyllic retreat promises peace and seclusion in a truly stunning setting. Set on 2 hectares of land, the property features spacious, light-filled interiors with 3 generous bedrooms and stylish living areas (inside and out!), perfect for relaxing or entertaining. A range of characterful outbuildings adds further potential—whether for hobbies, storage, or other projects.

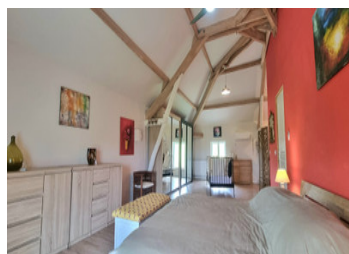
If you're looking for a move-in ready country escape with panoramic views and timeless elegance, this is a must-see!

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

### GROUND FLOOR:

Entrance hallway (19,5 m<sup>2</sup>)

Kitchen/dining room (44,5 m<sup>2</sup>) fully fitted kitchen, with breakfast bar

Salon (22,75 m<sup>2</sup>) with wood burner

Bedroom 1 (19,25 m<sup>2</sup>) with dressing (3 m<sup>2</sup>)

Bathroom (5,7 m<sup>2</sup>) with wash basin and shower

WC (1,3 m<sup>2</sup>)

### FIRST FLOOR:

Landing/living area (40 m<sup>2</sup>) cathedral style

Bedroom 2 (44,35 m<sup>2</sup>) with en suite bathroom (7,8 m<sup>2</sup>) with wash basin, bath with shower and WC

Bedroom 3 (14,85 m<sup>2</sup>) with en suite (2,75 m<sup>2</sup>) with wash basin and WC

### OUTBUILDINGS:

Covered outdoor living area with summer kitchen (40 m<sup>2</sup>)

Open barn (215 m<sup>2</sup>) with stables (185 m<sup>2</sup>) on 2 levels

Garage/workshop (46 m<sup>2</sup>) with WC and sink

Steel hangar (150 m<sup>2</sup>)

### EXTRA:

Well

Grass land directly surrounding the property, ideal for horses

This property benefits from double glazing and central heating via heat pump, with an AC unit in bedroom 2. It is very energy efficient, thus its DPE as "B".

Newly installed septic tank Ecoflo in 2017, fully conforming.

Property has been fully rewired

Castelnau Montratier : 5 km

Montpezat de Quercy : 12 km

Lafrançaise : 21 km

Montcuq : 23 km

Cahors : 30 km

Toulouse airport : 90 km

Bergerac airport : 110 km

Brive airport : 110 km

## LOCAL TAXES

Taxe foncière: **986 EUR**

Taxe habitation: **EUR**

## NOTES