

Charming traditional stone house tastefully renovated, with separate studio apartment and landscaped garden.



## INFORMATION

Town:	Castelnau Montratier-Sainte
Department:	Alauzie Lot
Bed:	5
Bath:	3
Floor:	210 m2
Plot Size:	1286 m2



## IN BRIEF

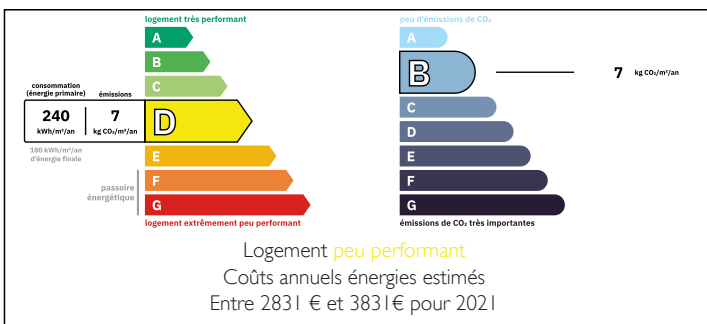
Tucked away in a peaceful hamlet, this beautifully renovated Quercynoise home offers the perfect blend of traditional character and modern comfort. Lovingly restored using high-quality materials, the property retains all the charm and authenticity of its heritage while providing a spacious, light-filled living environment.

The main house features generous living areas and four comfortable bedrooms, ideal for family life. On the ground floor, an independent studio apartment with its own entrance offers a wonderful option for visiting friends and family—or could serve as a rental opportunity for additional income.

Outside, the landscaped 1200 m<sup>2</sup> garden is a true haven of peace and privacy, with several inviting seating areas perfect for relaxing or entertaining. There's even room to add a swimming pool, should you wish to make the most of the sunny setting.

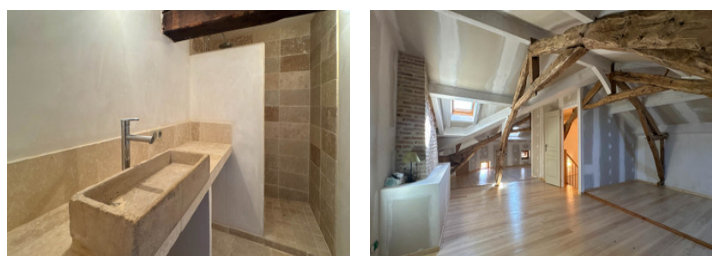
This is a warm and welcoming home, full of...

## 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 : accessed by external stone staircase

Kitchen (19,95 m<sup>2</sup>) with fireplace (possibility to install a wood burner), travertin floors

Hallway (3,45 m<sup>2</sup>) with original stone sink

Bathroom (4,6 m<sup>2</sup>) with wash basin, bath with shower, WC

Living room (40 m<sup>2</sup>) with old stone sink, fireplace with pellet burner

Salon (12,85 m<sup>2</sup>) with stone sink

Bedroom (12,25 m<sup>2</sup>) with integrated wardrobes

FIRST FLOOR: made to measure chestnut staircase leading to :

Open-plan room (60 m<sup>2</sup>) under the eaves, well insulated, Velux windows and some small original windows, good standing height, needs some finishing touches (painting). This room could easily be divided into 2 separate bedrooms with a bathroom. All plumbing for a bathroom is provided.

GARDEN-LEVEL : hidden staircase from the living room leading to :

Bedroom (39,3 m<sup>2</sup>) with exterior door, original elements such as beams, details of a former underground wine vat, stone walls

Bathroom (4,45 m<sup>2</sup>) with wash basin, walk-in shower

WC (1,7 m<sup>2</sup>)

Utility room (2,9 m<sup>2</sup>)

Salon/entrance hall (9,15 m<sup>2</sup>) with exterior door

Vaulted (wine) cellar (14,45 m<sup>2</sup>)

Also on the garden-level, but with separate entrance : independent STUDIO-APARTMENT :

Kitchen/living area/bedroom (20 m<sup>2</sup>) – technical room (3 m<sup>2</sup>) – bathroom (3 m<sup>2</sup>) with wash basin and walk-in shower – WC (1,3 m<sup>2</sup>)

EXTRA:

Landscaped garden with trees, bushes and flowers. Most of the garden (1000 m<sup>2</sup>) is flat, +/- 200 m<sup>2</sup> is on a steep slope at the end of the garden.

Garden shed (9 m<sup>2</sup>)

Underground water tank (5000 l), collecting rain water,...

## LOCAL TAXES

Taxe foncière: **730 EUR**

Taxe habitation: **EUR**

## NOTES