

Charming stone village house in Castelnau-Montratier, Lot, with 2 bedrooms & small garden



INFORMATION

Town:	Castelnau Montratier-Sainte
Department:	Alauzie Lot
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	125 m2



IN BRIEF

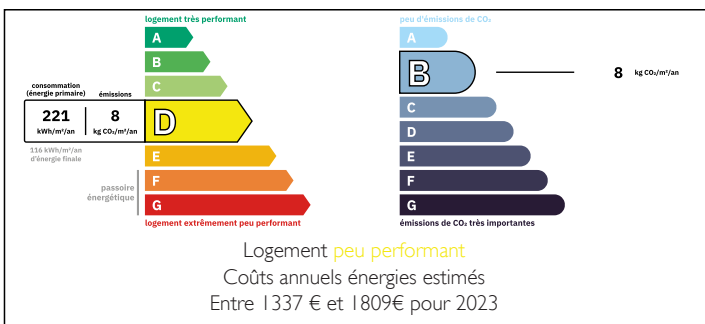
Ideally located in the heart of the popular bastide village of Castelnau-Montratier, Lot region, this charming and low-maintenance property stone village house is within walking distance of all amenities. The property offers a peaceful setting with a private, enclosed rear garden, complete with garden shed and BBQ — ideal for relaxing or entertaining.

The ground floor comprises an entrance hall with WC, a cosy living room featuring original terracotta floor tiles, a fireplace surrounded by original built-in cupboards, and an authentic wooden staircase. The fitted kitchen/dining room is practical and welcoming, and a hallway provides direct access to the garden. Upstairs, there are two bedrooms, an office, and a shower room.

The property benefits from a full electrical rewire in 2024, partial double glazing, mains drainage, and public parking nearby.

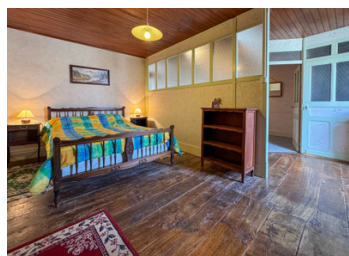
An ideal low-maintenance property for a permanent

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 hall (9 m2)

WC (1.3 m2)

Living room (20.5 m2) with terra cotta flooring, fireplace surrounded by original built-in storage, original wooden staircase to first floor

Kitchen/dining room (10.72 m2) fitted kitchen

Hallway (3.45 m2) with direct access to the back garden

FIRST FLOOR :

Landing (6 m2)

Bedroom 1 (13,5 m2)

Office/bedroom 2 (5.8 m2)

Bedroom 3 (10.8 m2) with en suite bathroom (5.3 m2) with wash basin, bidet and shower

EXTRA :

Fully enclosed back garden (56 m2) with garden shed and BBQ

Property rewired in 2024

Partially double glazed (PVC)

Mains drainage

Public parking available close-by

Castelnau-Montratier is a lively and picturesque bastide village, renowned for its weekly market, arcaded square, cafés, shops, pharmacy, schools and swimming pool — all within easy walking distance.

Montcuq : 16 km

Motorway A20 : 15 km

Cahors : 23 km

Montauban : 33 km

Toulouse airport : 90 km

Bergerac airport : 114 km

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

LOCAL TAXES

Taxe habitation: EUR

NOTES