

Elegant medieval townhouse with pool, terraces and exceptional volumes in the heart of the Lot



INFORMATION

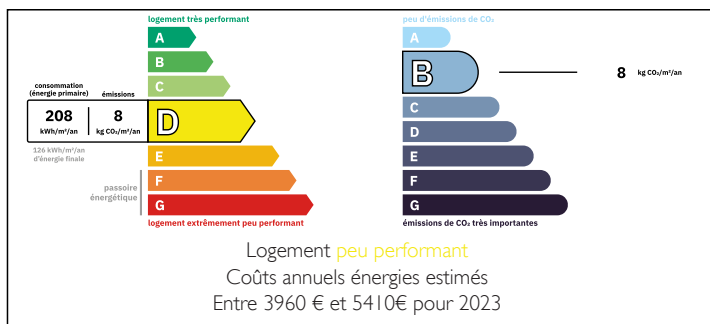
Town:	Castelnau Montratier-Sainte
Department:	Alauzie Lot
Bed:	3
Bath:	3
Floor:	240 m2
Plot Size:	441 m2

IN BRIEF

Situated in the heart of the beautiful white-stone medieval market town of Castelnau-Montratier, this exceptional townhouse perfectly blends historic charm with elegant modern living. Spacious, incredibly light and presented in excellent condition throughout, the property has been carefully and sympathetically renovated to preserve its rich history and original character whilst offering all modern comforts. High ceilings, large windows, beautiful fireplaces, tomette tiles, stone floors and generous ensuite bedrooms create a warm and refined atmosphere throughout the house. Outside, the peaceful walled garden feels like a private rural haven, despite being just moments from all amenities. With terraces, pool, flower-filled borders, rockeries and wonderful views, this is a rare and truly special property in one of the Lot's most desirable villages.



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.



LOCAL TAXES

Taxe foncière: 1841 EUR

NOTES

DESCRIPTION

This elegant medieval townhouse immediately impresses with its exceptional proportions, abundant natural light and remarkable quality of renovation. Throughout the property, the current owners have successfully blended modern comfort with the authenticity, history and charm of the original building.

The house benefits from double glazing throughout, excellent condition throughout and beautiful high ceilings, some reaching 3.4 metres, enhancing the already spacious feel of every room.

Entering on the main living level, a beautiful hallway with travertine flooring and a striking 3.4m ceiling sets the tone for the rest of the house. There is a separate WC with basin, a practical storage room (7m²) and an office (10m²), ideal for working from home.

The magnificent salon (45m²) is a truly stunning reception room, flooded with natural light from large windows and enjoying gorgeous far-reaching views. A substantial original fireplace with large wood-burning stove creates a beautiful focal point, giving the room warmth, elegance and immense character.

On the level below is the wonderfully equipped kitchen (33m²), an attractive modern space with travertine flooring, generous work surfaces and lovely views over the garden. The room perfectly combines contemporary style with traditional charm and opens directly onto the terraces, making it ideal for entertaining and family living. Adjacent is a superb arrière-cuisine (17m²), offering excellent storage and preparation space.

On the first floor are two exceptionally spacious and bright ensuite bedrooms.

Bedroom one (32m²) is a superb light-filled room with large windows, double doors opening onto the