

Charming white stone 4/5 bedroom spacious property set in lovely mature gardens with a beautiful view



INFORMATION

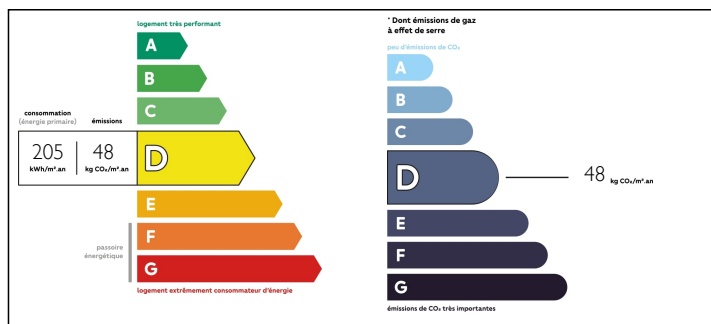
Town:	Castelnau Montratier-Sainte
Department:	Alauzie Lot
Bed:	4
Bath:	2
Floor:	176 m2
Plot Size:	1656 m2



IN BRIEF

Attractive individual property situated in a very pretty white stone village near Castelnau-Montratier. This property really is deceptively spacious and offers plenty of flexibility to create more bedrooms or even an art studio. The cellars are beautiful and as well as providing significant storage space could be converted into a lovely cool summer living area. The private garden is lovely with established fruit trees, various shrubs and trees, a log store and a covered terrace. This is a lovely family home with plenty of character, space, and privacy.

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: 653 EUR

NOTES

DESCRIPTION

GROUND FLOOR:

SALON with open kitchen and large living area with open fireplace with a wood-burner, stone walls, wooden beams, and tiled floor. Three sets of double windows with garden views giving lots of light and access to a covered terrace and log store.

LANDING AREA leading to:

OFFICE (or BEDROOM 1) (4.80 x 2.40m) with access to the front courtyard

BUANDERIE/WET ROOM with a sink and large storage cupboard

Bright, modern SALLE DE DOUCHE with double basins

Separate WC

BEDROOM 2 (3 x 2.72m) Double bedroom with large wardrobe and garden views.

FIRST FLOOR:

Landing area leading to:

BEDROOM 3 (4.0 x 3.25m) Includes a fun little alcove area, views of the terrace and stone well, large wardrobe.

BEDROOM 4 (3.7 x 3.0m) Another bright room with views over the front of the house.

SALLE DE DOUCHE bright and modern with double handbasins and storage cupboards

Separate WC

Lovely large but cozy SALON area of 56m² split into two parts which could equally be used as two more bedrooms or a studio. The parquet flooring, wooden ceiling and small windows make this a great space, especially for winter.

All windows throughout the property are double-glazed.

CELLARS: The arched thick stone-walled cellars have a real sense of history. As well as being a fantastic storage space for wine, preserves, or garden equipment, they would make a lovely cool summer salon, particularly as the door opens onto