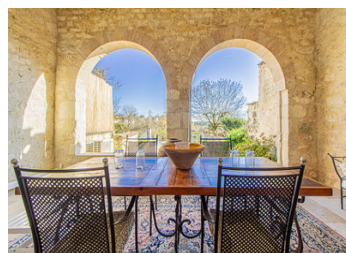


## Stunning 14th century townhouse in a beautiful white stone village with terraces and swimming pool



## INFORMATION

|             |                             |
|-------------|-----------------------------|
| Town:       | Castelnau Montratier-Sainte |
| Department: | Alauzie<br>Lot              |
| Bed:        | 4                           |
| Bath:       | 2                           |
| Floor:      | 430 m2                      |
| Plot Size:  | 377 m2                      |



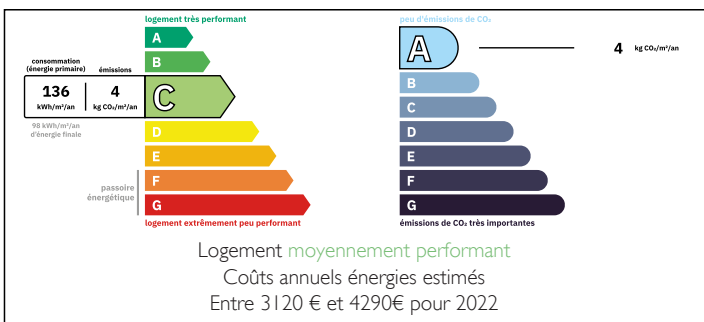
## IN BRIEF

Set in the heart of a charming Quercy Blanc market town, this exceptional 14th-century white stone townhouse radiates elegance and history. Offering four spacious bedrooms, with scope to create more, it combines grandeur with flexibility. High ceilings, tall windows and light-filled rooms enhance its refined atmosphere, while original fireplaces, ornate ceilings and a magnificent stone spiral staircase preserve its timeless character.

Thoughtfully restored, it blends historic charm with modern comfort, including excellent insulation, double glazing and a solar powered heat pump. The home features two salons, a generous living area, a fully equipped kitchen, a library and a unique cellar bedroom with chandelier. White stone floors add to the sense of understated luxury.

Terraces, a balcony and a swimming pool enjoy superb views, while a stunning independent

## 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

A Remarkable Home with History, Warmth and Opportunity

In the heart of a beautiful Quercy Blanc market town, this stunning 14th-century white stone townhouse offers an extraordinary blend of character, space and comfort. Grand in scale yet wonderfully welcoming, it is a home designed to be lived in and enjoyed.

Entering at street level, you are immediately drawn to the breathtaking white stone spiral staircase — a true masterpiece of craftsmanship and the heart of the house.

To the right, a 60m<sup>2</sup> room currently used as an antiques shop, with large storefront window and independent street access, offers huge potential — whether as a studio, gallery, business space or spectacular entertaining room.

A few steps down leads to the remarkable 6.6m x 6.7m stone cellar suite, complete with chandelier, original alcoves and authentic local white stone floor. This atmospheric and surprisingly cosy space forms the stunning, award-winning Airbnb apartment, beautifully finished and already generating excellent income — an unforgettable guest experience and a rare, valuable asset.

Ascending the staircase, the first floor reveals a charming 24m<sup>2</sup> bedroom overlooking the rear terrace, connected to a shower room with walk-in shower, WC and basin. A beautiful hallway leads to the magnificent covered terrace, framed by two tall stone arches overlooking the swimming pool — a magical setting for long lunches or evening drinks.

Just a few steps up from the entrance is the spectacular 82m<sup>2</sup> main living space. At one end, the light-filled kitchen features high ceilings, original beams, picturesque front views...

## LOCAL TAXES

Taxe foncière: **2250 EUR**

## NOTES