

Beautiful renovated stone property in hamlet setting, with summer kitchen, swim spa & jacuzzi – Lot, SW France



## INFORMATION

|             |                             |
|-------------|-----------------------------|
| Town:       | Castelnau Montratier-Sainte |
| Department: | Alauzie<br>Lot              |
| Bed:        | 4                           |
| Bath:       | 3                           |
| Floor:      | 163 m2                      |
| Plot Size:  | 9821 m2                     |



## IN BRIEF

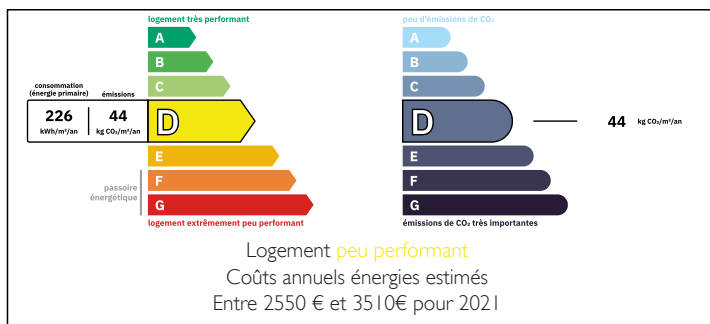
Set in a peaceful hamlet in the Quercy Blanc, ideally located near Castelnau-Montratier and Cahors, this beautifully renovated stone house offers the perfect blend of authentic character and modern comfort.

Offering 4 bedrooms, 3 bathrooms, a stylish fitted kitchen, and a cosy living room with wood-burning stove, it's ideal as a permanent home or a luxury holiday retreat in France.

The highlight is the stunning enclosed courtyard garden, designed for outdoor living, with a covered terrace, jacuzzi, swim spa plunge pool, summer kitchen, and multiple entertaining and relaxation areas, perfect for enjoying the French lifestyle.

With further outbuildings, a pigeonier, wine cellar, and surrounding land with breathtaking views, this is a rare opportunity to acquire a turnkey property in the heart of the Lot, close to Montcuq, Cahors, and Toulouse airport.

## 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: 1450 EUR**

## NOTES

## DESCRIPTION

### GROUND FLOOR:

Entrance hall (3 m<sup>2</sup>) with storage  
WC (1,75 m<sup>2</sup>) with wash basin  
Bathroom (5,5 m<sup>2</sup>) with wash basin, bath, storage  
Bedroom 1 (15,5 m<sup>2</sup>) with wash basin, storage and dressing  
Bedroom 2 (18,85 m<sup>2</sup>) with en suite bathroom (wash basin, shower and storage)  
Dining room (16,85 m<sup>2</sup>)  
Living room (34,5 m<sup>2</sup>) with wood burner, built in storage

Kitchen (23,5 m<sup>2</sup>) fully fitted kitchen with dining area, sliding doors to terrace

### HALF-LEVEL (3 steps):

Hallway (1,85 m<sup>2</sup>)  
Master bedroom 3 (15,6 m<sup>2</sup>) with built in wardrobes

WC (2,3 m<sup>2</sup>) with wash basin

Bath room (8,10 m<sup>2</sup>) with wash basin, bath/shower, dressing

### FIRST FLOOR:

Landing/office (65 m<sup>2</sup>) with Velux window  
Bedroom 4 (18 m<sup>2</sup>)  
Attic room (30 m<sup>2</sup>) fully insulated, and ready to be converted  
Attic space (32 m<sup>2</sup>)

### LOWER GARDEN LEVEL:

Basement/boiler room (30 m<sup>2</sup>) with exterior door  
Wine cellar (9 m<sup>2</sup>)  
Oil storage (7 m<sup>2</sup>) with exterior door  
Workshop (31,25 m<sup>2</sup>) with water and electrics, can only be accessed from the exterior

### EXTRA:

Fully enclosed and fenced courtyard area with covered terrace (43 m<sup>2</sup>) with jacuzzi and plunge pool/swim spa  
Summer kitchen (11,5 m<sup>2</sup>) with sliding doors to covered terrace, bathroom/utility room (3,8 m<sup>2</sup>) with wash basin, shower, plumbing for washing machine and separate WC  
Pigeonnier (9 m<sup>2</sup>) on 2 levels – to be renovated  
Carport (35,75 m<sup>2</sup>) for 2 cars, with store room