



## MAGNIFICENT 7 BEDROOM TOWNHOUSE IN BEAUTIFUL VILLAGE WITH POOL, SAUNA, STUNNING VIEWS, AND STUDIO APARTMENT



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WITH POOL, SAUNA,  
STUNNING VIEWS, AND  
STUDIO A...



PROPERTY FACT FILE	
REFERENCE	A31868SNM46
PRICE	€ 795,000 £ 662,696* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	3
ACCOMMODATION	363 m <sup>2</sup>
LAND	1303 m <sup>2</sup>
TOWN	Castelnau Montratier-Sainte Alauzie
DEPARTMENT	Lot
LOCATION	
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage
*Price based on current exchange rate which is subject to change	





- Situated in one of France's most beautiful squares
- Substantial historic home in superb condition
- Beautiful and elegant with amazing views
- Independent 40m<sup>2</sup> apartment
- Private courtyard, garden, pool, and garage

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This is an absolutely beautiful property. The modest exterior opening onto the beautiful white stone square offers no clue as to the sheer size and elegance of the magnificent property behind it. A large arched medieval door opens onto a beautiful stone courtyard with a fountain enveloped by the house. The entrance hall is spectacular and wouldn't

## DESCRIPTIF

Wow Wow Wow! What a property this is. With a minimum of 363m<sup>2</sup> of living space it is hard to know whether to describe this property as a house or a castle. Dating back to the 13th century, the property is beautifully elegant throughout and is set in a medieval Quercy Blanc village, with wonderful views over the countryside. Castelnau Montratier is a beautiful village with a very popular Sunday market, a gorgeous town square, several good restaurants and bars, boutiques, banks, pharmacies, and shops. This is a rare opportunity to buy a stunning townhouse at the heart of this sought after village, with its own enchanting private courtyard at the front, and the peace and quiet of a landscaped garden, swimming pool, and terrace with breathtaking views at the rear.

Wonderful white stone cobbled COURTYARD with a fountain, manicured trees and shrubs, and an alcove.

### ENTRANCE LEVEL

Stunning medieval stone ENTRANCE HALL with wide stone staircase and doors leading to

KITCHEN (6.8 x 4m) . Delightful stone arched kitchen, fully equipped with

plenty of cupboards, double sink, a larder, original tiled floors, original fireplace, and access to the courtyard and dining room, with garden views.

DINING ROOM (5.3 x 5.8m) Exquisite and elegant dining room with high ceiling with original beams, fireplace, panelled walls, and wooden floor. Access to the salon via double Georgian style doors.

SALON (5.3 x 6.6m) Another superb room flooded with light by the two huge Palladian windows which over



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31868SNM46>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

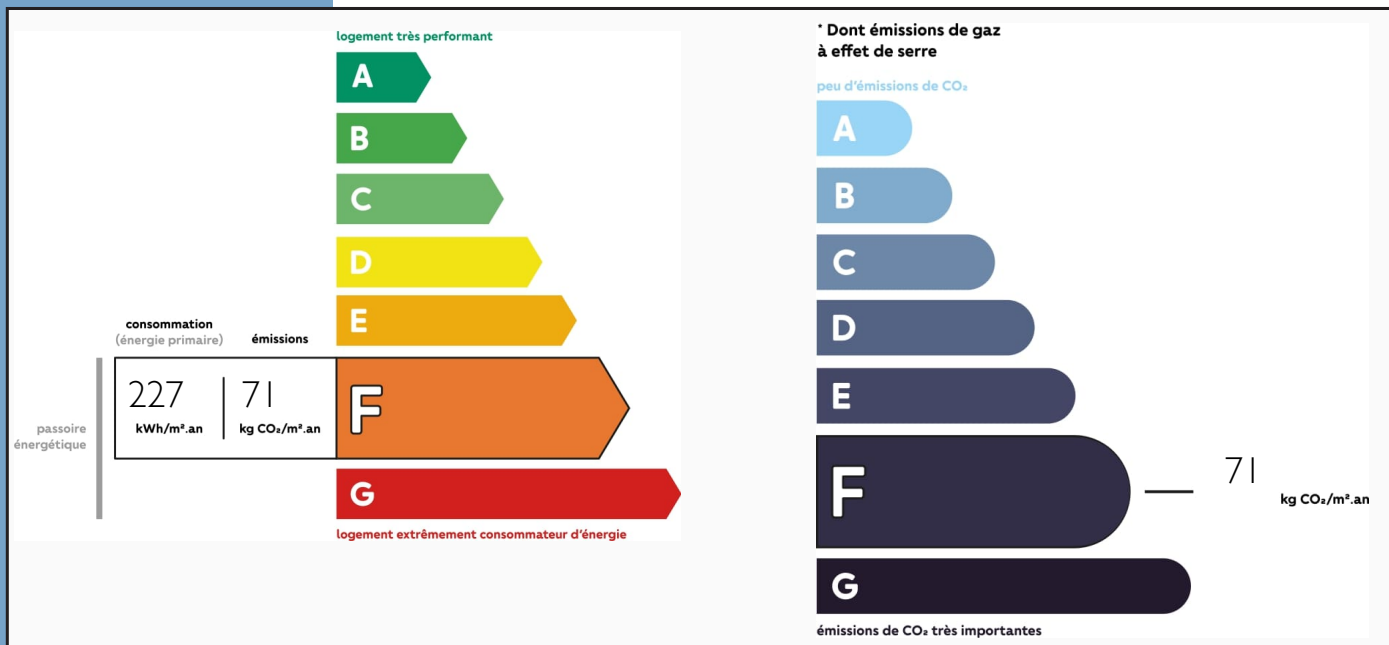
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## ENERGIE-DPE

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



## NOTICE

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## CONTACT

Réf :A31868SNM46  
FILE COMPLETE  
AND PHOTOS  
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