

The perfect hideaway holiday home surrounded by nature within 10 minutes of a stunning white stone village

EXCLUSIVE



INFORMATION

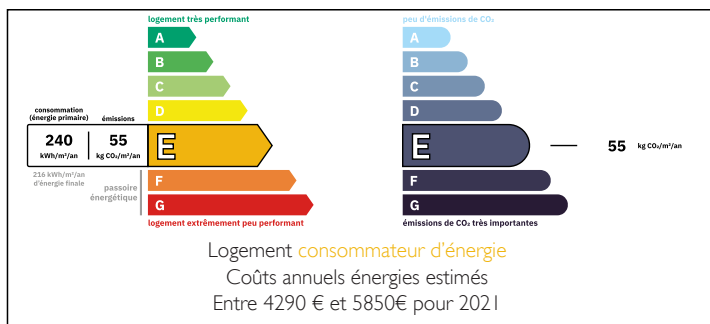
Town:	Castelnau Montratier-Sainte
Department:	Alauzie Lot
Bed:	3
Bath:	2
Floor:	142 m2
Plot Size:	4930 m2

IN BRIEF

Nestled on a valley slope, 5 minutes from the stunning thriving market town of Castelnau-Montratier, this 3 bedroomed property sits at the end of a steep track, surrounded by countryside and nature. If you're looking for peace, quiet, and birdsong, this could be the house for you. The covered terrace to the front of the property is a great place to enjoy a glass of wine and a good book. The equipped kitchen opens onto a cosy salon with traditional fireplace and woodburner. The second reception room, currently a library and office, has double doors to the rear garden and a terrace area overlooking the valley. A child's bedroom and lovely large bathroom complete the ground floor. The large mezzanine area upstairs is currently two bedrooms but offers multiple possibilities, particularly as it has a separate entrance...



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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: 737 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Built around 1885, this rustic property has been renovated to a decent standard, but does still need significant works.

Surrounded by countryside, it is the perfect property for those wishing for some peace and quiet and to spend some time in nature.

The current layout has an independent bedroom and bathroom at rear ground level which is ideal for guests wanting a little more privacy, but which could also easily be used for Air BnB, as could the large attic space, which has a separate entrance.

The range in the kitchen previously provided heating throughout the house but needs repairing, so the current heating is provided by the wood burning stove in the lounge. If you want to live in luxury, the house will need significant investment. However, if you want a lovely, rustic, cosy, holiday home or weekend retreat destination, it could be achieved fairly easily.

LOWER GROUND LEVEL:

BEDROOM (6.52 x 4.51m) with access to the garden, attractive tiled floor. Incorporating a SHOWER ROOM (2.19 x 3.0m) with walk-in shower, washbasin, WC.

GRANGE (5.8 x 5.1m) Very handy storage space for tools and garden stuff

CAVE

UPPER GROUND LEVEL:

Steps leading up to two covered terrace areas, which are great dining or relaxing areas

SALON (5.85 x 5.15m) Attractive room with original beams and features, tiled floor, large traditional fireplace with wood burning stove. Views over the valley

KITCHEN (3.43 x 5.0m) Well equipped kitchen with a tiled floor, range, hob with tiled backsplash, single oven, plenty of cupboards and worksurface space....