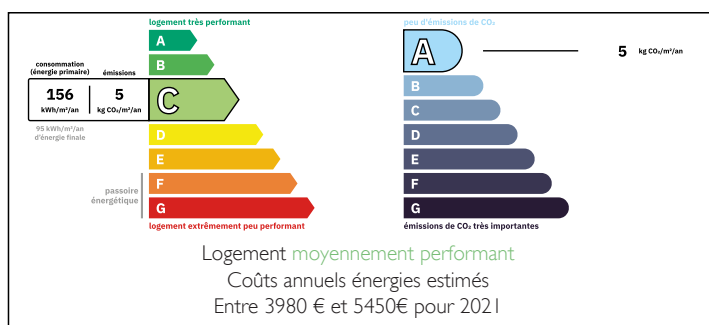


Beautifully restored 19th century water mill with stunning gîtes set in parkland near Castelnau-Montratier

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Castelnau Montratier-Sainte
Department:	Alauzie Lot
Bed:	8
Bath:	6
Floor:	600 m2
Plot Size:	23628 m2

IN BRIEF

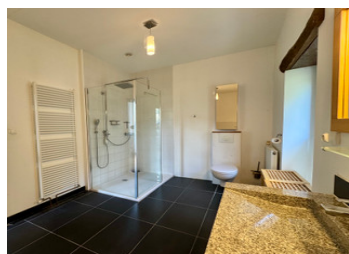
Hidden away at the end of a private drive, this delightful property straddles a brook, and has been beautifully restored to a very high standard, whilst keeping all of its character and charm. The gorgeous white Quercy stone floors, high ceilings, and large double glazed windows throughout the ground floor fill this spacious family home with light. The old grinding stones are a wonderful feature which add to the lovely ambience.

The old mill is divided into a gite and the main house by a wet room and utility room. The main house flows beautifully throughout with a super entrance hall, fully-equipped kitchen, pantry, dining room, living room, playroom, and WC downstairs, and 4 spacious bedrooms and 3 bathrooms upstairs. The roomy 2-bedroomed gite has a kitchen, salon, bathroom, and WC.

The second gite is a stunning barn conversion...

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: 4980 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

MAIN HOUSE

GROUND FLOOR:

Beautiful spacious white Occitanie stone entrance hall featuring the old mill grinding stones, with stone staircase and double balustrade leading up to the upstairs landing.

RECEPTION ROOM (5 × 4.7m) with original woodwork, double doors leading to the outside terrace and dining area, and lovely parkland views.

LIVING ROOM (7 × 5m) Lovely spacious room with fireplace, high ceiling, and two tall windows with fabulous views over the brook and parkland beyond

KITCHEN (4 × 8.2m) Very spacious well-equipped open plan kitchen area, with lots of working space, storage, and a larder. A door opens onto the summer terrace area, so it is perfect for entertaining, particularly as it is next to the

DINING ROOM (4.6 × 4.3m) with a small butler's pantry off to one side. Lovely views over parkland and a modern wood burner for cosy winter dinner parties.

WC with wash basin

FIRST FLOOR:

Beautiful light landing area surrounding the staircase with plenty of space for an open office corner.

BEDROOM ONE (4.45 × 6m) A lovely light room with new wooden floor and two tall windows overlooking the parkland and countryside beyond.

BATHROOM (2.45 × 4.5m) Good size with bath, shower, WC, heated towel rail, and tiled floor. Woodland views.

SHOWER ROOM (2.5 × 2m) with shower, wash basin, and WC

BEDROOM TWO (4.95 × 3.45m) Another lovely light room with high ceilings, parquet flooring, and views over the surrounding countryside

BEDROOM THREE (4.95 × 3.4m) Another good-sized bedroom with parquet flooring and parkland views.

BEDROOM...