

Spacious detached architect house with cottage, stables, and covered pool in rural setting with natural spring



## INFORMATION

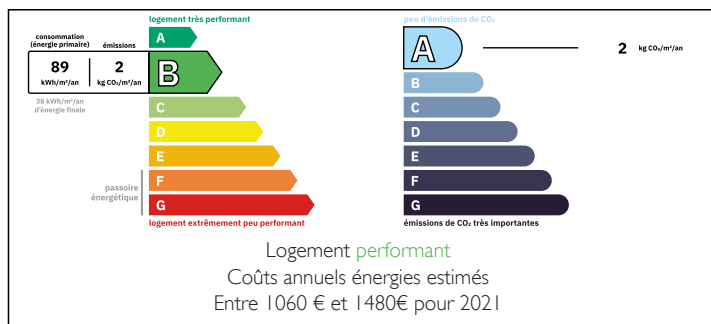
Town:	Castelnau Montratier-Sainte
Department:	Alauzie Lot
Bed:	5
Bath:	2
Floor:	220 m2
Plot Size:	107244 m2

## IN BRIEF

This exceptional property is located just 10 minutes from the charming market town of Castelnau Montratier, in the heart of Quercy Blanc. Boasting a unique design, the main house offers 5 bedrooms, a spacious living/dining area, an office, a conservatory, and a billiards room, totaling 220 square meters of living space. The light-filled rooms feature high ceilings and ample storage. The property includes a covered swimming pool, allowing year-round swimming for up to 10 months. Set in beautifully landscaped gardens, the property spans 10 hectares of land. Additionally, there is a separate 2-bedroom cottage and several outbuildings, including a garage, barn, and workshop, making this an ideal home for both relaxation and business potential. A truly rare opportunity in a peaceful, rural setting.



## 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: 2659 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Spacious 5-Bedroom Home with Unique Features and Stunning Views

Built in 1989, this well-maintained property combines comfort and charm, featuring double glazing throughout and underfloor heating.

### GROUND FLOOR

**Hexagonal Atrium (approx. 30m²):** A striking space with high ceilings, an imposing staircase, and a skylight that fills the room with natural light. Currently used as a billiards room, this versatile area can be adapted to suit your needs.

**Utility Room 1 (7m²):** Includes a hot water tank.

**Utility Room 2 (8m²):** Tiled flooring; can also serve as a spare bedroom.

**Bedroom 1 (3.25 x 3m):** Features French doors that open onto the garden.

Separate WC.

**Bathroom:** Includes double washbasins, a vanity unit, and ample storage.

**Bedroom 2 (3.5 x 3.3m):** Offers large built-in wardrobes, abundant natural light, and direct access to the pool terrace.

**Wet Room (7m²):** Modern and practical.

**Office (3.6 x 2.7m):** Opens onto the terrace.

**Living/Dining Area (over 40m²):** A spacious area with original features, high ceilings, a chimney, and an open fireplace. French doors lead to the terrace and pool area.

**Kitchen (4 x 3.5m):** Fully equipped with double sinks, generous worktops, ample cupboards, and stunning views. Tiled floor.

**Conservatory (25m²):** A bright, wooden space with windows all around, perfect for summer lounging or entertaining.

### FIRST FLOOR

**Bedroom 3 (4.9 x 3.6m):** Offers ample storage and beautiful countryside views.

**Bedroom 4 (3 x 5m):** Features scenic views and built-in cupboard space.

**Bedroom 5 (3.25 x 3.5m):** A comfortable and bright space.