

Charming 3-bedroom home with large south facing terrace, beautiful gardens, and absolutely breathtaking views



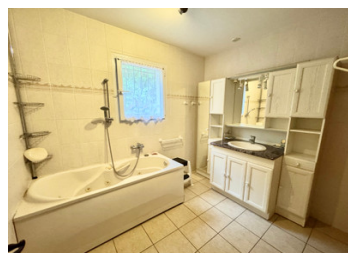
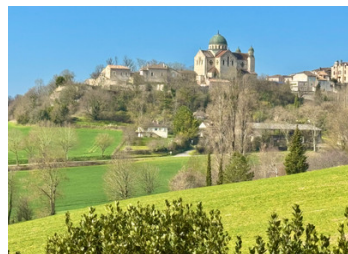
INFORMATION

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|-------------|-----------------------------|
| Town: | Castelnau Montratier-Sainte |
| Department: | Alauzie Lot |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 96 m ² |
| Plot Size: | 6405 m ² |

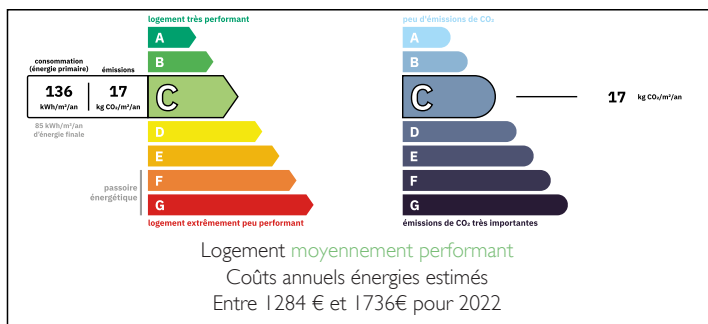
IN BRIEF

Near the historic 14th-century market town of Castelnau-Montratier, this charming home sits on a slope with a vast south-facing terrace offering breathtaking views. It features a conservatory, pond, and 6,400 m² of garden with mature trees, flowering shrubs, and lawn—so beautiful you'd never want to leave home.

Inside, a spacious living area with a wood burner opens to the terrace via sliding pocket doors. The fully equipped kitchen has a utility room. The three bedrooms overlook the garden and share a modern bathroom with a Jacuzzi bath and a separate WC. Comfort is ensured with double glazing, fuel underfloor heating, and reversible air conditioning in the salon and main bedroom. The property is entirely enclosed with electric gates and includes a large garage, a mechanic's workshop, guest bedroom, well, pergola, BBQ area, and rainwater tank. Great potential to expand...



ENERGY - DPE



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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.



DESCRIPTION

This charming property offers a spacious kitchen (10m²) with ample storage, built-in oven, gas hob, double sink, and extractor fan. The utility room (7.5m²) includes a window and plumbing. The bright living/dining area (40m²) features two south-facing double pocket windows, a wood-burning stove, and a tiled floor, opening onto a large terrace with stunning views of the countryside and the iconic church of Castelnau Montratier.

The modern bathroom (7m²) includes a jacuzzi bath, shower, washbasin with vanity unit, and a heated towel rail. There is also a separate WC. The three bedrooms are as follows: Bedroom 1 (12m²) with fitted wardrobes and rear-facing views, Bedroom 2 (11m²) with double doors opening to the terrace, and Bedroom 3 (10m²) with rear-facing views.

A large garage and workshops (80m²) with loft space are perfect for a mechanic or hobbyist. The Chambre d'amis (22m²) offers excellent potential to be developed into separate accommodation. Outside, you'll find a shed (in need of refurbishment), BBQ area, pergola with lovely views, and plenty of parking. The land includes tall trees, mature shrubs, a pond, and a space for an above-ground pool. The quiet, magical location is ideal for relaxation, though some refurbishment is required, including work on the fosse septique and shutters, as well as some fresh paint.

Castelnau-Montratier is a charming commune located in the Lot department (46) in southwestern France. It is known for its medieval heritage, picturesque streets, and historical sites. The town boasts a rich history, with remnants of...

LOCAL TAXES

Taxe foncière: 800 EUR

Taxe habitation: EUR

NOTES