

Spacious 4-bed home with large basement/garage, stunning views, and easy walk to the village centre.

## EXCLUSIVE



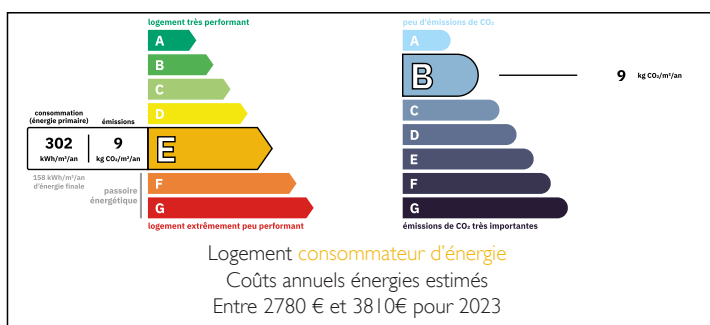
## INFORMATION

|             |                             |
|-------------|-----------------------------|
| Town:       | Castelnau Montratier-Sainte |
| Department: | Alauzie<br>Lot              |
| Bed:        | 4                           |
| Bath:       | 2                           |
| Floor:      | 133 m2                      |
| Plot Size:  | 7126 m2                     |

## IN BRIEF

Situated in an idyllic location near the heart of Castelnau Montratier, this beautifully presented property boasts breathtaking views over the village and rolling countryside. Designed for comfort and modern living, the home features three ground-floor bedrooms, with a fourth on the upper level. The spacious kitchen/dining area and elegant salon both open onto a sun-drenched terrace and landscaped gardens, creating the perfect setting for indoor-outdoor living. A rare opportunity to enjoy tranquillity and charm while remaining just moments from the village centre.

## 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:   | 1372 EUR |
| Taxe habitation: | EUR      |

## NOTES

## DESCRIPTION

### GROUND FLOOR:

Stone steps leading to a small covered terrace (5.8 m2) to the front of the property, with stunning views over the village and the surrounding countryside

Entrance hall (9.2 m2)

Kitchen/dining room (31.25 m2) with French doors to back terrace, with wood burner, fully fitted kitchen

Living room (23.25 m2) with French doors to side terrace (partially covered), with fireplace, under floor heating

Hallway (5.9 m2)

Bedroom 1 (8.5 m2) with built-in storage

Bathroom (3.45 m2) with wash basin, shower and WC

Bedroom 2 (11.61 m2) with built-in storage

Bedroom 3 (11.60 m2) with French doors to terrace, built-in storage, en suite bathroom (10.85 m2) with twin wash basin, shower, bath, WC, storage, underfloor heating

### FIRST FLOOR:

Room (11.95 m2) with wash basin & storage

Bedroom 4 (17.25 m2)

Further attic space, currently used for storage, workshop space etc

### LOWER LEVEL:

Garage (62 m2) with utility area

Wine cellar (36.35 m2)

Workshop (20.25 m2)

### EXTRA:

Slightly sloping back garden – total terrain 7126 m2 – with some fruit trees, shrubs & flowers

Property completed in 2005

Electric heating (some underfloor heating) and wood burner

Beautiful views

Walking distance to the village centre

Castelnau Montratier : 750 m

Montcuq : 16,5 km

Motorway A20 : 15 km