

Ref: A36425NK46

Price: 365 000 EUR

agency fees to be paid by the seller

Panoramic views, and no near neighbours! Beautifully renovated 1930s Maison de Maître with outbuildings, 2 ha



INFORMATION

Town: Castelnau Montratier-Sainte

Department: Alauzie

Bed: 3

Bath: 2

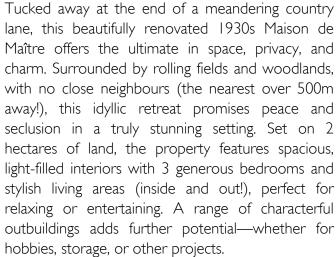
Floor: 220 m2

Plot Size: 19374 m2





IN BRIEF



If you're looking for a move-in ready country escape with panoramic views and timeless elegance, this is a must-see!

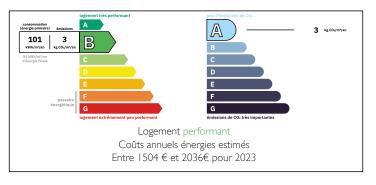








ENERGY - DPE



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.

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr



LEGGETT

IMMOBILIER INTERNATIONAL

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LOCAL TAXES

Taxe foncière: 986 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

GROUND FLOOR:

Entrance hallway (19.5 m2)

Kitchen/dining room (44.5 m2) fully fitted kitchen, with breakfast bar

Salon (22.75 m2) with wood burner

Bedroom I (19.25 m2) with dressing (3 m2)

Bathroom (5.7 m2) with wash basin and shower WC (1.3 m2)

FIRST FLOOR:

Landing/living area (40 m2) cathedral style Bedroom 2 (44,35 m2) with en suite bathroom (7,8 m2) with wash basin, bath with shower and WC Bedroom 3 (14,85 m2) with en suite (2,75 m2) with wash basin and WC

OUTBUILDINGS:

Covered outdoor living area with summer kitchen (40 m2)

Open barn (215 m2) with stables (185 m2) on 2 levels

Garage/workshop (46 m2) with WC and sink Steel hangar (150 m2)

EXTRA:

Well

Grass land directly surrounding the property, ideal for horses

This property benefits from double glazing and central heating via heath pump, with an AC unit in bedroom 2. It is very energy efficient, thus its DPE as "B".

Newly installed septic tank Ecoflo in 2017, fully conforming.

Property has been fully rewired

Castelnau Montratier : 5 km Montpezat de Quercy : 12 km

Lafrançaise : 21 km Montcuq : 23 km Cahors : 30 km

Toulouse airport : 90 km Bergerac airport : 110 km Brive airport : 110 km

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