

Stone village house with adjoining stone barn to renovate, small garden, walking distance to all amenities

EXCLUSIVE



## INFORMATION

Town:	Castelnau Montratier-Sainte
Department:	Alauzie Lot
Bed:	0
Bath:	0
Floor:	133 m2
Plot Size:	239 m2

## IN BRIEF

Charming Stone Village House with Adjoining Barn to Renovate – Heart of Castelnau-Montratier

Ideally located just a short stroll from the vibrant centre of Castelnau-Montratier, this traditional stone village house with adjoining barn offers fantastic potential for those looking to renovate in the south-west of France.

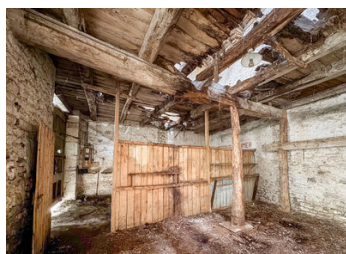


## ENERGY - DPE

DPE not required.

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:** 419 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

With approximately 88 m<sup>2</sup> of habitable space across three main rooms (2 floors) in the main house, this characterful property is ready for a creative renovation. The current layout offers a solid starting point, with scope to transform and extend into the adjoining stone barn (45 m<sup>2</sup>) —ideal for additional living space, workshops, or guest accommodation.

Outside, the 239 m<sup>2</sup> plot includes a manageable garden—a rare and welcome feature for a village property.

Castelnau-Montratier is a picturesque bastide village known for its weekly market, lively community events, and beautiful arcaded square. All amenities are within easy walking distance: cafés, shops, a pharmacy, schools, and a swimming pool, making this a convenient and attractive location for full-time living or holiday use.

A full renovation is required. With vision and care, this property could become a warm and stylish home in one of the region's most sought-after villages.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>