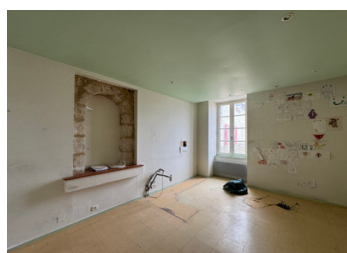
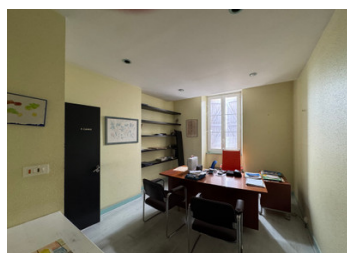
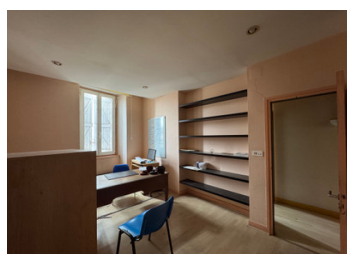


Character stone building, village centre, 240m + 140m – ideal apartments or business opportunity



## INFORMATION

Town:	Castelnau Montratier-Sainte
Department:	Alauzie Lot
Bed:	0
Bath:	0
Floor:	241 m2
Plot Size:	15 m2



## IN BRIEF

Located in the heart of the beautiful bastide village of Castelnau-Montratier, this striking three-storey Quercy blanc stone building offers an exceptional opportunity for redevelopment.

Formerly a health centre, the property currently comprises multiple treatment rooms, waiting areas, WC facilities and a reception space, offering a flexible layout ready for transformation.

With approximately 240m<sup>2</sup> of existing habitable space plus a substantial attic of around 140m<sup>2</sup> suitable for conversion, the potential here is considerable.

The building would lend itself perfectly to the creation of high-quality apartments, a large family home, co-living project or commercial venture (subject to permissions).

## 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.



## DESCRIPTION

Situated in the centre of one of the most desirable villages of the Quercy Blanc, Castelnau-Montratier is a historic bastide known for its arcaded square, vibrant weekly market and beautiful white limestone buildings, often compared to the light and charm of Tuscany .

This substantial stone building, arranged over three levels, offers generous volumes and excellent structural condition, having been refurbished in 1988 with a good roof.

### GROUND FLOOR

Entrance/reception area

WC

Five rooms (former treatment rooms)

Flexible layout with multiple access points

### FIRST FLOOR

Large landing

WC

Six further rooms of varying sizes

Largest room approx. 50m<sup>2</sup>

### SECOND FLOOR

Large attic space (~140m<sup>2</sup>)

Excellent head height

Ideal for conversion into additional accommodation

### EXTERIOR

Small enclosed garden

### POTENTIAL & INVESTMENT APPEAL

This is very much a blank canvas project with huge versatility:

Conversion into several high-quality apartments

Creation of a large family residence

Ideal for co-living / rental investment

Perfect for professional or commercial use

The generous proportions, central location and

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES