

Charming Quercy Blanc Stone Property with Main House, Gîtes, Studios, Pool, Spa, close to all amenities



INFORMATION

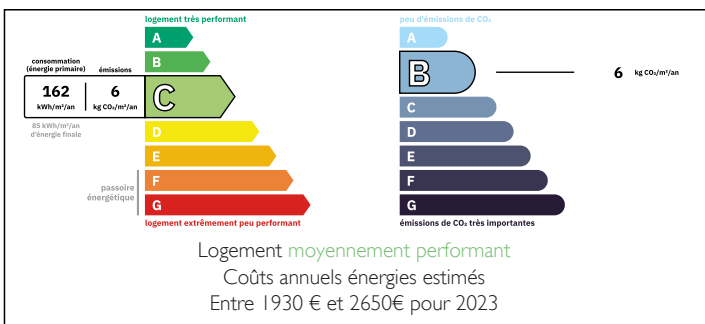
Town:	Castelnau-Montratier
Department:	Lot
Bed:	7
Bath:	5
Floor:	240 m2
Plot Size:	10002 m2



IN BRIEF

Superb Quercy Blanc stone property offering a rare turnkey opportunity combining a beautiful family home with multiple established rental accommodations. Set in over 1 hectare of gardens and woodland with wonderful countryside views towards Castelnau-Montratier, the property includes a spacious 3-bedroom main house, adjoining gîte, two studio apartments and a superb 2-bedroom upper gîte. Guest accommodation can host up to 11 people, each with private outdoor areas. Facilities include a swimming pool with terrace, heated spa, sauna and covered terraces. The gîtes and studios are sold fully furnished and ready to operate immediately. Situated just 5 minutes from the lively historic market village of Castelnau-Montratier with shops and restaurants, this is an exceptional lifestyle business or spacious family home in one of south-west France's most beautiful countryside settings.

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: 1293 EUR

NOTES

DESCRIPTION

MAIN HOUSE

GROUND FLOOR

SALON / DINING ROOM (31m²) – bright dual-aspect room with garden views
OPEN FULLY EQUIPPED KITCHEN (14m²)

FIRST FLOOR

BEDROOM 1 (14m²) – countryside views
BEDROOM 2 (12m²) – garden views
BEDROOM 3 (13m²)
SHOWER ROOM (12m²)
WC

ADJOINING GÎTE (CAN BE RECONNECTED TO MAIN HOUSE)
GROUND FLOOR

LIGHT FILLED SALON (28m²) with doors to private terrace and garden
OPEN FULLY EQUIPPED KITCHEN
BEDROOM (16m²)
ENSUITE SHOWER ROOM
SEPARATE WC

SECOND BUILDING – STUDIOS & GÎTE
GROUND FLOOR

STUDIO 1 – sleeping/living area with ensuite shower room & WC
STUDIO 2 – sleeping/living area with ensuite shower room & WC
GARAGE
BUANDERIE / LAUNDRY ROOM
SHOWER ROOM
SAUNA
SEPARATE WC
Additional room offering easy conversion into further studio accommodation

FIRST FLOOR