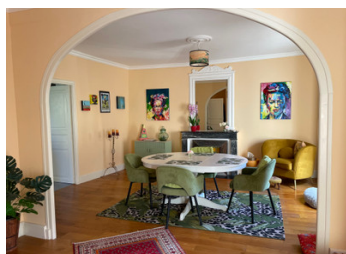


Charming Stone Village House with Lift, 3 Bedrooms, Courtyard Garden, Garage and Covered Terrace near Prayssac



INFORMATION

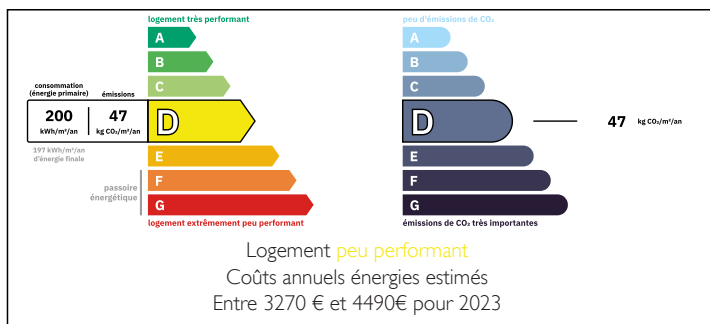
Town:	Castelfranc
Department:	Lot
Bed:	3
Bath:	2
Floor:	147 m2
Plot Size:	230 m2



IN BRIEF

Beautifully renovated 3-bedroom stone village house in the heart of sought-after Castelfranc. Offering 147 m² of living space over three levels, this character property features a rare private lift, garage, courtyard garden, covered entertaining terrace and potential for an independent guest suite or studio. Just minutes from the vibrant market town of Prayssac and within walking distance of the river, restaurants and village amenities.

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.



DESCRIPTION

Nestled in the heart of the charming riverside village of Castelfranc, this attractive stone property combines authentic character with modern comfort and flexibility.

Offering approximately 147 m² of living space arranged over three floors, the house benefits from an unusual and highly practical feature: a private lift serving all levels, making the property accessible and future-proof.

The ground floor comprises a garage with direct access to the private courtyard garden, a cloakroom/storage area, boiler room, separate shower room and WC, together with a beautiful vaulted room currently used as a laundry room.

At the rear of the property, a generous room opening onto both the courtyard and the street offers exciting potential to create an independent guest suite, artist's studio, home office or rental accommodation.

An elegant staircase leads to the first floor where a bright and spacious 40 m² living area forms the heart of the home. The welcoming sitting room features a wood-burning stove, creating a warm atmosphere throughout the seasons.

The modern fitted kitchen with central island opens directly onto a large covered terrace overlooking the courtyard garden below. This wonderful outdoor living space is ideal for al fresco dining, entertaining family and friends or simply enjoying the peaceful surroundings.

The second floor offers three generous bedrooms, a contemporary family bathroom and separate WC. Access to the attic provides valuable additional storage space.

The property benefits from double glazing and oil-fired central heating throughout.

Located in the centre of the village, the bakery and two restaurants are within...

LOCAL TAXES

Taxe foncière: 425 EUR

NOTES