



STUNNING 14TH CENTURY TOWNHOUSE IN A  
BEAUTIFUL WHITE STONE VILLAGE WITH  
TERRACES AND SWIMMING POOL

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## PROPERTY FACT FILE

REFERENCE	A33691SNM46
PRICE	€ 750,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	430 m <sup>2</sup>
LAND	377 m <sup>2</sup>
TOWN	Castelnau Montratier-Sainte Alauzie
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, High speed internet

\*Price based on current exchange rate which is subject to change



- Beautifully renovated to a very high standard
- Brimming with history, charm and original features
- Super terrace with pool views and amazing vistas
- Extremely spacious and luxurious property
- Heat pump heating system and excellent diagnostics

STUNNING 14TH CENTURY TOWNHOUSE IN A BEAUTIFUL WHITE STONE VILLAGE WITH TERRACES AND SWIMMING POOL...

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Set in the heart of a beautiful Quercy Blanc market town, this stunning 14th-century white stone townhouse exudes elegance and history. With 4 spacious bedrooms and the potential to create several more, it offers remarkable flexibility. High ceilings, tall windows, and light-filled rooms highlight its charm, while original fireplaces, intricate ceilings,

## DESCRIPTION

### A Home of Timeless Beauty

Every inch of this home reflects its rich history and unparalleled character, from the intricate details in the stonework to the unique layout that offers both privacy and functionality. Whether you are looking for a luxurious residence, a business opportunity, or both, this property is a rare opportunity to own a piece of history.

Step into history and elegance with this stunning 14th-century home, an extraordinary blend of beauty, spaciousness, and charm. Properties of this calibre and character are truly rare, offering not only a luxurious residence but also a unique opportunity for income or business ventures.

### Ground Floor

As you enter at street level, you are immediately greeted by a breath-taking white stone spiral staircase, a masterpiece of 14th-century craftsmanship. This exquisite feature sets the tone for every corner of the property.

To your right, a door opens to a room currently used as an antiques shop spanning 60 square metres, complete with a large storefront and a separate entrance to the street. This versatile space brims with potential, whether as a stunning entertaining room, an artist's studio, or a thriving business opportunity.

Descending a few steps, you'll find a truly unique stone cellar bedroom measuring 6.6m x 6.7m. The grandeur of this room is enhanced by its chandelier, original alcoves, and authentic local white stone flooring, creating an atmosphere of timeless elegance and comfort.

### First Floor

Ascending a do...



More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A33691SNM46>

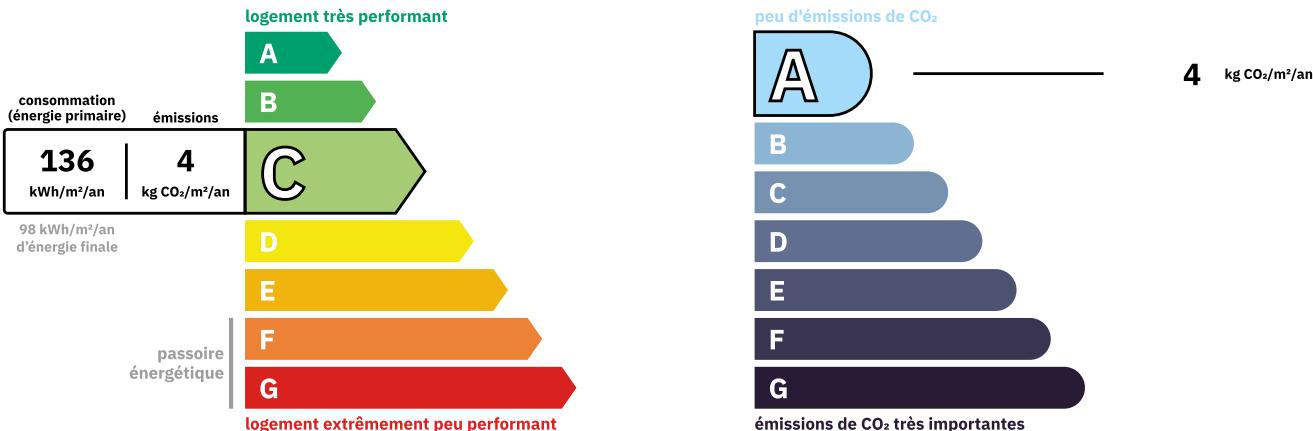
COMPLETE FILE AND PHOTO ON REQUEST

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## ENERGIE-DPE

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



Property **Moderately efficient**  
Estimated annual energy costs  
between 3120 € and 4290€ for 2022

## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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## CONTACT

Réf :A33691SNM46

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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