



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



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



| PROPERTY FACT FILE                                               |                                                            |
|------------------------------------------------------------------|------------------------------------------------------------|
| REFERENCE                                                        | A33691SNM46                                                |
| PRICE                                                            | € 725,000<br>£ 0*<br>*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<br>Alauzie                     |
| DEPARTMENT                                                       |                                                            |
| LOCATION                                                         | Town property                                              |
| TYPE                                                             | Maison de Vacances, Bed and<br>Breakfast, House            |
| CONDITION                                                        | Good condition                                             |
| FEATURES                                                         | Swimming Pool, Mains Drains,<br>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
- SOLAR powered Heat pump heating system

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Set in the heart of a charming Quercy Blanc market town, this exceptional 14th-century white stone townhouse radiates elegance and history. Offering four spacious bedrooms, with scope to create more, it combines grandeur with flexibility. High ceilings, tall windows and light-filled rooms enhance its refined atmosphere, while original

## DESCRIPTION

A Remarkable Home with History, Warmth and Opportunity

In the heart of a beautiful Quercy Blanc market town, this stunning 14th-century white stone townhouse offers an extraordinary blend of character, space and comfort. Grand in scale yet wonderfully welcoming, it is a home designed to be lived in and enjoyed.

Entering at street level, you are immediately drawn to the breathtaking white stone spiral staircase — a true masterpiece of craftsmanship and the heart of the house.

To the right, a 60m<sup>2</sup> room currently used as an antiques shop, with large storefront window and independent street access, offers huge potential — whether as a studio, gallery, business space or spectacular entertaining room.

A few steps down leads to the remarkable 6.6m x 6.7m stone cellar suite, complete with chandelier, original alcoves and authentic local white stone floor. This atmospheric and surprisingly cosy space forms the stunning, award-winning Airbnb apartment, beautifully finished and already generating excellent income — an unforgettable guest experience and a rare, valuable asset.

Ascending the staircase, the first floor reveals a charming 24m<sup>2</sup> bedroom overlooking the rear terrace, connected to a shower room with walk-in shower, WC and basin. A beautiful hallway leads to the magnificent covered terrace, framed by two tall stone arches overlooking the swimming pool — a magical setting for long lunches or evening drinks.

Just a few steps up from the entrance is the spectacular ...

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

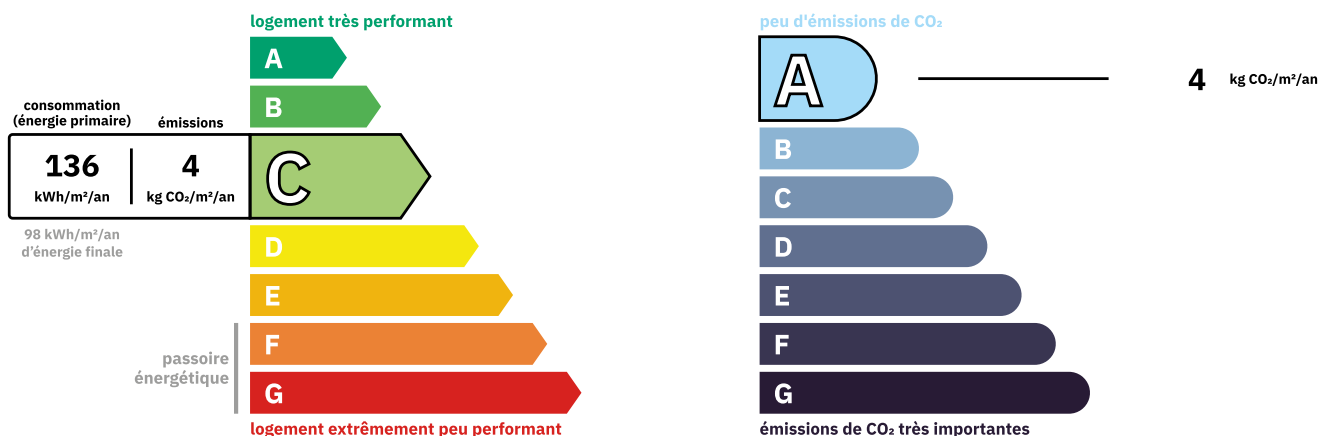
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## ENERGIE-DPE

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:

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## CONTACT

Réf :A33691SNM46  
FILE COMPLETE  
AND PHOTOS  
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