



## Magnificent "Maison de Maitre" in a lovely village,

46170, Castelnau-Montratier, Lot, Occitanie

\* Available \* 8 Beds \* 6 Baths

Magnificent "Maison de Maitre" in a lovely village

# €763,200

Ref: BVI62755

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**French Entrée** 

## Property Description

# Ideally located between Cahors and Montauban in a peaceful yet dynamic village, this former 18th century village school offers charm and character with business potential. The 408 m<sup>2</sup> stone building has been fully restored to provide a light and airy space with several entrances.

On the ground floor: an incredible open space of 88 m<sup>2</sup>, kitchen, dining room, living room with wood burner, laundry room, magnificent vaulted room of 41 m<sup>2</sup>, bedroom, bathroom, WC and access to small terrace for morning coffee.

A further charming entrance hall allows independent access to the apartment or the 5 large bedrooms for potential guests.

Apartment : 2 bedrooms, a dressing room/office, kitchen/living room, WC, space for shower room.

On the first floor : hallway with built-in cupboard, 5 spacious bedrooms, shower-rooms, WC.

Miscellaneous : double glazing, central oil boiler, jacuzzi, garage, alarm, video surveillance, wood burner, digicode, connected thermostat, can be sold furnished.

Nearby - restaurant, bakery, butcher, supermarket, municipal swimming pool, schools, doctor etc.

A must see!

Price including agency fees : 763.200 €

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Buyer commission included: 6%



