

FOR SALE

lomagne.properties@gmail.com

0033 (0) 7.60.85.21.76



LOMAGNE PROPERTIES



3



3



377 m2



430m2



YES



Ref : 91557

€ 750,000

Agency fees included and paid by vendor

Prestigious residence in the heart of a bastide village

In the heart of a vibrant Quercy Blanc market town, this elegant 14th-century white-stone townhouse combines historic grandeur with modern comfort. High ceilings, tall windows and original features such as fireplaces and a stunning spiral stone staircase create a unique atmosphere. Offering four spacious bedrooms, vast living areas, and potential for more, it's perfect as a luxurious residence or income property. Superb terraces, balconies and a swimming pool provide the opportunity for fabulous outdoor living, with breathtaking views. A versatile street-level space, currently a shop, offers exciting possibilities for a workshop, gallery or entertaining area. Modern upgrades include double glazing, excellent insulation and a heat pump ensuring year-round comfort. All amenities are a stroll away in this lively town with restaurants, boutiques, markets and summer events. Toulouse airport is just over an hour away.

Sewage system – mains drains

Heating – Heat pump and wood

Taxes Foncière – 2387€ pa

Distance airport – 1hr 15 mins

Basic amenities – 1 minute

DPE/GES – C 136/A 4

- On the ramparts of a Bastide village
- Richness and grandeur of another world
- Walking distance to amenities
- Swimming pool
- Exceptional energy rating

Location: Set on the edge of a lovely bastide village (Castelnau-Montratrier) with several local shops, weekend market, restaurants, boutiques, supermarkets, art galleries, school and sports complex. Summer events: concerts, night markets and "marchés gourmands".

Access: On the border of departments Lot (46) and Tarn et Garonne (82), 1hr 15mins from Toulouse international airport and the TGV rail station in Agen.

Layout: Total 435m²

Ground Floor

- Entrance at street level with 14th-century white stone spiral staircase
- Versatile room (60 m²) - Currently antiques shop with separate street entrance plus access from the main house.
- Main living area (84 m²)
 - Fully equipped kitchen with high ceilings, original beams, stainless steel range oven and dining area
 - Living room with fireplace and log burner
 - Second dining room with fireplace
 - Two sets of double French doors to upper terrace

Lower Level

- Stone vaulted cellar – living room (44m) – travertine floor
- Hall way (20m²) - leading to mediaeval covered terrace
- Guest bedroom (28m²) and bathroom (shower, toilet, washbasin) and laundry room – lower ceilings than rest of the house
- Cellar of 28 m²
- Covered terrace of 30m² – travertine floor, two tall stone arches overlooking the swimming pool. Used for dining/entertaining, with outdoor kitchen.

First Floor

- Living (60 m²) - Original wooden ceiling, fireplace, full length windows on the street side
- Suite:
 - Living room/office (28m²) - fireplace
 - Bedroom (34 m²) - Fireplace, access to balcony
 - Bathroom (17m²) - bath, WC, washbasin, bidet

Second floor

- Bedroom (47 m²) - Original wooden ceiling, two Palladian windows with views, fireplace, chandelier, stained glass window
- Ensuite bathroom (35m²) with bath, bidet, WC, built into the eaves.
- Dressing room (22m²) – could be an office.



Comments: Our properties have been carefully selected for their location, character and charm. A house is sold unfurnished unless mentioned in the description. Agency fees payable by the seller. All measurements and distances are approximate. Information on the risks to which this property is exposed is available on the Georisques website. Non contractual document.

FOR SALE

lomagne.properties@gmail.com

0033 (0) 7.60.85.21.76

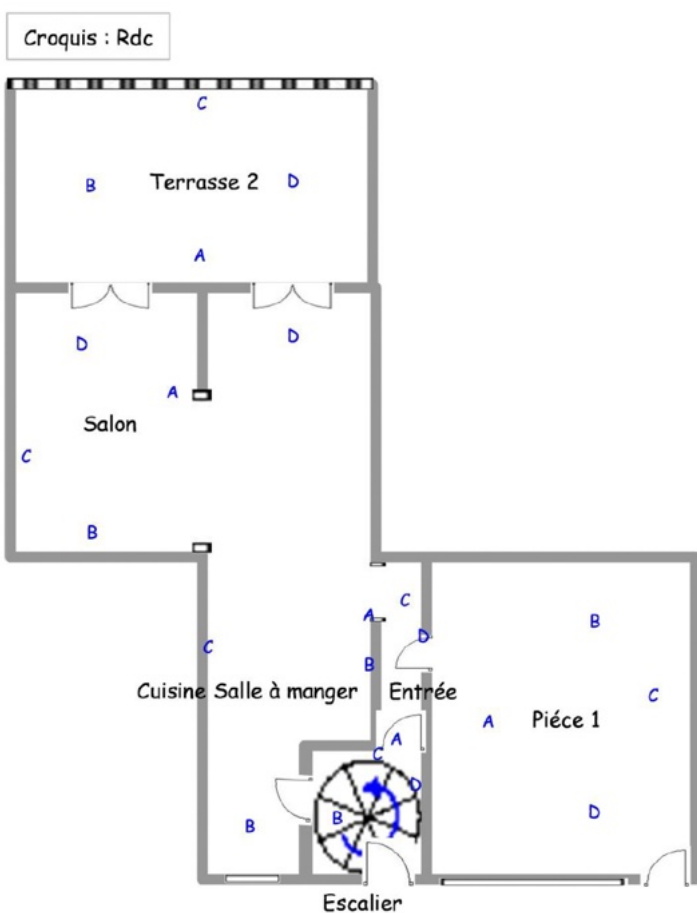


LOMAGNE PROPERTIES

Condition: Exceptionally good energy rating for a 14th century house - C 136/A 4, thanks to double glazing throughout and heat exchange pump.

Additional info:

- Swimming pool – 11m x 3,5m, the liner needs attention
- Taxe foncière, 2387€ pa
- 377 m2 of grounds
- Connected to the mains drains
- Beautiful original features (stone paving, old terracotta tiles, wooden floors, numerous fireplaces, spiral staircase, etc.)
- Large attic with good ceiling height, good storage space or additional bedrooms
- Garage rental nearby (option for new owners)- 50€ pm
- Cellar of 28m2
- Income potential
- Ideal for permanent living or holiday home



[More floorplans available on request](#)