

On the river Lot, a stunning 5 bedroom Maison de Maitre, with exceptional outdoor living area and pool

EXCLUSIVE



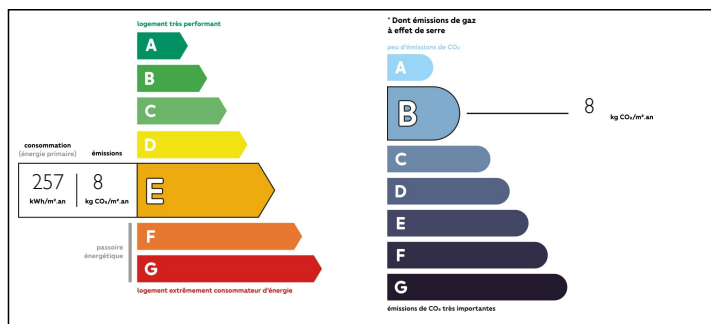
## INFORMATION

Town:	Anglars-Juillac
Department:	Lot
Bed:	5
Bath:	4
Floor:	330 m2
Plot Size:	31047 m2

## IN BRIEF

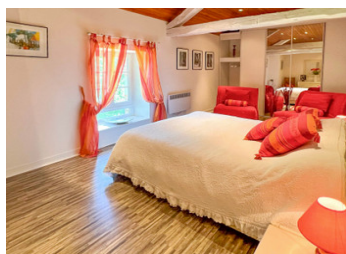
What a stunning property ! Situated on the banks of the river Lot, with direct river access and private mooring, you find this imposing Maison de Maitre on 3 ha of private land. The property offers spacious living accommodation, with several reception rooms, 5 bedrooms and 4 bathrooms. Outside is an impressive, covered outdoor living area (200 m<sup>2</sup>) with kitchen, dining and lounge area. This combined with the lush gardens and the large, heated swimming pool reminds you of a tropical, luxurious resort. This property is very private, but still only 3 km from Prayssac with all its facilities, weekly market, shops, bars and restaurants.

## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière: 3114 EUR**

## NOTES

## DESCRIPTION

The main house consists of 2 wings : the original Maison de Maître and the Old Stone Barn, which now is an integral part of the main house.

### GROUND FLOOR :

Kitchen (21 m<sup>2</sup>) fully fitted, with breakfast bar, exterior door

Living area/salon (34,70 m<sup>2</sup>) with fireplace, exterior door to side terrace

Utility room (7 m<sup>2</sup>) with built-in storage

Bathroom (5,75 m<sup>2</sup>) with wash basin, shower and WC

Hallway (10 m<sup>2</sup>) with staircase 1 to first floor

Dining room (22,65 m<sup>2</sup>) with exterior door

Main entrance hall (11 m<sup>2</sup>) with staircase 2 to first floor

Salon (25,35 m<sup>2</sup>) with fireplace with wood burner

### FIRST FLOOR, from staircase 1 :

Mezzanine/landing (22,60 m<sup>2</sup>)

Bedroom 1 (21,5 m<sup>2</sup>)

Bedroom 2 (21,2 m<sup>2</sup>) with built-in wardrobes

Bathroom (12 m<sup>2</sup>) with wash basin, bath with shower and WC

### FIRST FLOOR, from staircase 2 :

Landing (8 m<sup>2</sup>) with Juliette balcony

Office/library (10,65 m<sup>2</sup>)

Dressing (4,30 m<sup>2</sup>) leading into bathroom (10,75 m<sup>2</sup>) with twin wash basin, walk-in shower, jacuzzi bath, WC

Bedroom (27,25 m<sup>2</sup>) with fireplace

### SECOND FLOOR, from staircase 2 :

Landing (14,25 m<sup>2</sup>)

Bedroom 4 (15,5 m<sup>2</sup>) with laundry room (3,75 m<sup>2</sup>)

Bathroom (6,8 m<sup>2</sup>) with wash basin, bath and WC

Bedroom 5 (20,75 m<sup>2</sup>)

### EXTRA :

Outstanding, covered, outdoor living area (200 m<sup>2</sup>) with fully fitted kitchen, bar area, dining room, lounge area – this area offers lots of possibilities from entertaining to courses etc. This building is in excellent condition and has a new roof.

Swimming pool, 10 m x 5 m, salt pool, heated with heath pump