

Renovated manor house on the banks of the River Lot

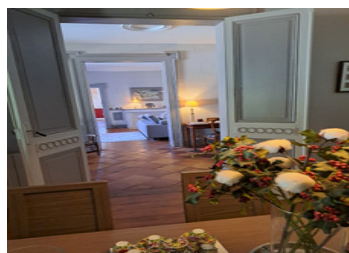


INFORMATION

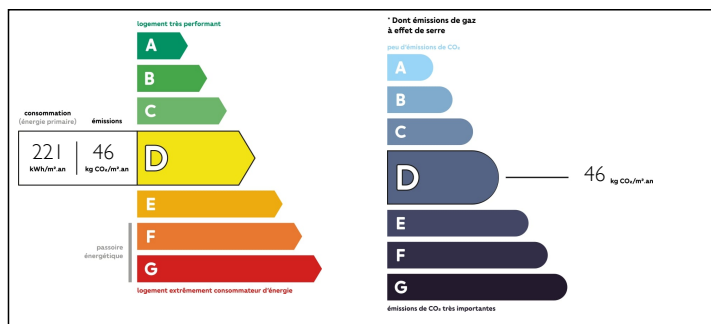
Town:	Lafitte-sur-Lot
Department:	Lot-et-Garonne
Bed:	6
Bath:	2
Floor:	270 m2
Plot Size:	3504 m2

IN BRIEF

Large Maison de Maître with swimming pool and garden overlooking the River Lot. Lovingly renovated with original features.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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: 1160 EUR

NOTES

DESCRIPTION

Magnificent renovated maison de maître situated directly on the banks of the River Lot. This property is located in a quiet side street, just a few kilometres from shops, schools and doctors.

In addition to the spacious entrance hall, the ground floor comprises the kitchen, a large living room, the dining room, a study as well as a bedroom with fireplace, a shower room and a conservatory. The upper floor comprises a large hall, 4 bedrooms and a shower room with WC. It is possible to convert the entire attic space. The total living area is around 270 m².

The property harmoniously combines modern conveniences such as double glazing, oil-fired heating and a fireplace with charming original features. The façade was completely renovated in 2015. It is complemented by a 10 x 5 m swimming pool, a summer kitchen, views over the Lot and private access to the river.

The well-equipped kitchen has a beautiful fireplace and attractive terracotta tiles, giving it a warm atmosphere. The enclosed garden has a swimming pool with a new cover.

For further details, photos and to arrange a viewing, please contact the agent.

Overall, this property offers a mix of traditional charm, practical features and picturesque outdoor spaces along the river, making it an attractive prospect for potential buyers looking for a quiet, well-equipped home.

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