

Perfect paradise for boaters, swimmers or fishers, fabulous wooden house on river LOT. LIVE THE LIFE!



INFORMATION

Town:	Clairac
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	280 m2
Plot Size:	3700 m2

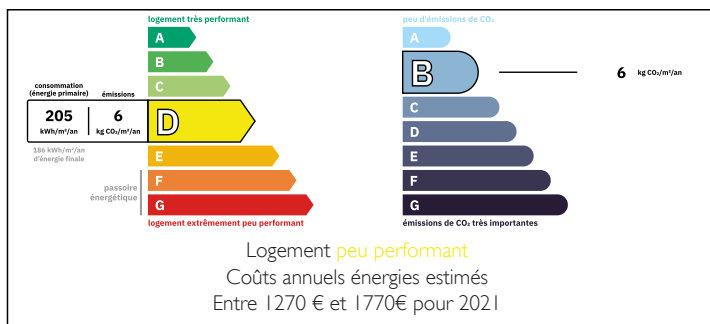
IN BRIEF

if you are searching for something special, this is it! Wooden house situated right on the riverside amongst shady gardens, with fabulous sun decks to 3 sides and a swimming pool.

There is a huge garage, summer kitchen, and electric gates.



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: 2000 EUR

NOTES

DESCRIPTION

Modern interior with large open plan 48.5m² lounge with pellet wood burner, fully fitted kitchen with island, and dining space with large sliding doors out to patio with views over the river. There are 2 bedrooms 14.7m² and 9m² and a shower room Wc to one side. Large office space 15.5m² with river views, and pellet wood burner into large summer kitchen 34m² with dining table opening onto decked terraces and swimming pool, third bedroom 9.4m² on ground floor, then stairs to large main bedroom 33.4m², shower room and WC. This section can be offered as a 2 bedroom rental. Connecting door to huge insulated garage 85m² with electric doors.

The decked terraces wrap around 3 sides of the house.

The oval swimming pool is 6m x 3m chlorine, and you can step right in from the deck. There is parking in front of the house and glorious gardens with well established trees leading down to the 65m of waters edge, where there WAS an old jetty that unfortunately got washed away, but can be rebuilt so you could fish or moor a boat.

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