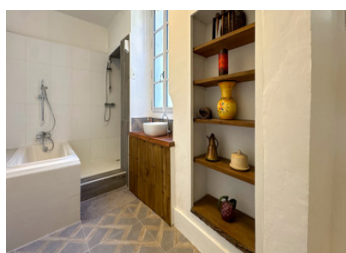
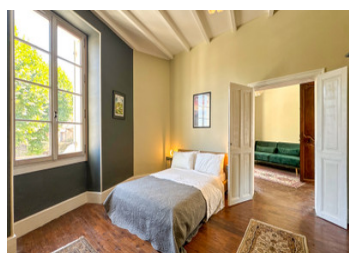


Elegant, renovated Maison de Maître with independent gîte, terraced gardens & pool in the heart of Albas

EXCLUSIVE



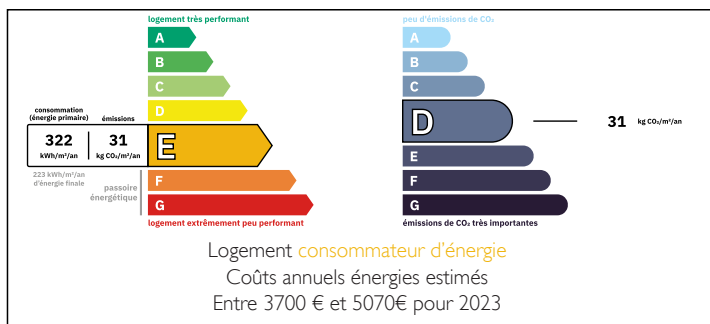
INFORMATION

Town:	Albas
Department:	Lot
Bed:	7
Bath:	4
Floor:	215 m2
Plot Size:	1600 m2

IN BRIEF

Overlooking the beautiful river Lot and situated in the heart of the charming riverside village of Albas, this beautifully renovated Maison de Maître offers an exceptional blend of character, comfort and versatility. Carefully restored to preserve its original features, the main house provides spacious, light-filled accommodation with 4 bedrooms, while a fully independent three-bedroom gîte creates excellent income potential or guest accommodation. Arranged around a private gated courtyard, the property enjoys landscaped terraced gardens, multiple seating areas, fruit trees, a vegetable garden and a swimming pool. With double glazing, updated heating, mains drainage and amenities within walking distance, this is a rare lifestyle property ideal as a prestigious family home, holiday retreat or hospitality business in the heart of the Lot Valley.

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: 2863 EUR

Taxe habitation: 1924 EUR

NOTES

DESCRIPTION

MAIN HOUSE: +/- 215 m2, benefits from double glazing and modern electric heating

GARDEN LEVEL:

Entrance hall (7 m2) with nice wooden interior doors

Office/sitting room (15 m2)

Bedroom 1 (18.5 m2)

Bathroom (7 m2) with wash basin, bath and shower

WC (2 m2) with wash basin

Hallway with stairs to first floor of main house

Vaulted workshop/studio room, with direct access to a small, fully private, front garden/courtyard

Access to several basements currently used for storage, utility room, boiler room etc.

FIRST FLOOR:

Entrance hall (11.55 m2) with staircase, wood flooring and WC (1 m2)

Kitchen (23 m2) fully fitted with stone worktops, fireplace, wood flooring, beautiful original timber doors

Living room (27 m2) dual aspect with double doors opening to front and back terraces

Bedroom 2 (15 m2)

Hallway (4,15 m2)

Bathroom (5 m2) with wash basin, bath with shower

Bedroom 3 (23 m2) dual aspect, with stunning views over the village and the river Lot

SECOND FLOOR:

Bedroom 4 (48 m2)

Bathroom (6 m2) with wash basin and shower

WC (2 m2)

Attic space for storage (newly insulated)

GITE : +/- 148 m2, fully independent on the other side of the courtyard, newly renovated in 2004, and recently updated, oil fired central heating

GROUND FLOOR:

Kitchen/living room (32 m2) recently fitted contemporary kitchen, with wood burner

Utility room/boiler room (32.5 m2) only accessible from outside

FIRST FLOOR:

Living room (23 m2)