LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48840JML47 Price: 375 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (353 774 EUR without fees)

Situated in a sought-after neighbourhood of Sainte Livrade-sur-Lot, offers direct access of the Lot







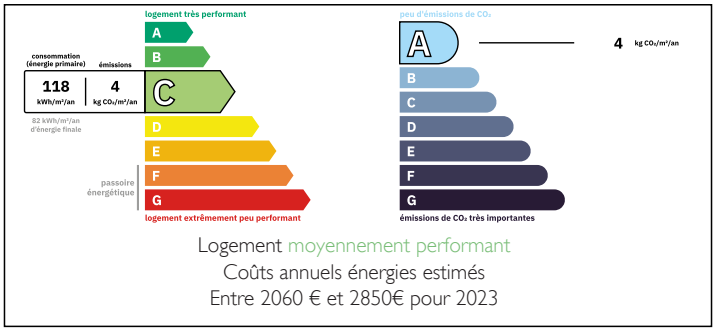








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2060 € et 2850€ pour 2023

INFORMATION

Town:	**Sainte-Livrade-sur-Lot**
Department:	**Lot-et-Garonne**
Bed:	**4**
Bath:	**1**
Floor:	**190 m2**
Plot Size:	**900 m2**

IN BRIEF

Located in the sought-after village of Sainte-Livrade-sur-Lot (47110), known for its relaxed lifestyle, historic charm, and easy access to the scenic Lot Valley.

This unique riverside home offers sweeping views over the Lot river and a private garden featuring its own boat pontoon—a rare setup for fishing, kayaking, or swimming right from your doorstep.

Set across three spacious levels:

Garden level:Large garage, laundry room, pantry, two flexible rooms to customize (workshop, gym, or extra bedrooms), and a bright veranda opening onto the garden and pool area (pool to renovate).

First floor: Entrance hall, home office (or bedroom), light-filled living room, and an eat-in kitchen opening onto a private terrace overlooking the river.

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.

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DESCRIPTION

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

NOTES