

Riverside house with pontoon and boat mooring on the river LOT near to medieval bastide of Villeneuve sur Lot



INFORMATION

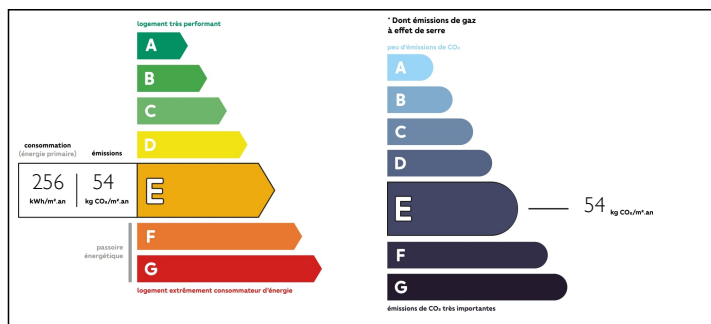
Town:	Villeneuve-sur-Lot
Department:	Lot-et-Garonne
Bed:	3
Bath:	3
Floor:	160 m2
Plot Size:	10392 m2

IN BRIEF

Wonderful riverside position for this full of character, stone built, quality renovated house, on a wide stretch of the river that doesn't flood. Situated in a quiet corner but just minutes from a large out of town shopping area and new hospital. The house has large private parking area and wooden abri for 2 cars 46m2, an old vine covered doorway leads into an open plan living area of 68m2, with fully fitted kitchen, dining area, and lounge with stone fireplace with insert log burner. There is a pantry 24m2 then upstairs to landing with 3 bedrooms (11m2, 13m2 and 10m2) with fitted storage, a separate WC and 2 shower rooms with italian walk in showers , one with slipper bath.



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.



DESCRIPTION

OUTSIDE into the rear courtyard there is a bar area with TV and large fridge drinks unit, dining area, heated salt water swimming pool 8m x 5m, hot tub, boules court and well. Across the other side there is a stone barn (grangette) 46m² with pool house, shower room with WC, sauna, boiler room, large storage room 34m², well and workshop. (This area would convert into a gite). Long lawned gardens stretch down to the riverside where there is a pontoon with pergola and mooring for a boat, perfect for river life!

The property is fully enclosed.

Ready to roll luxury property offering a pleasant french lifestyle on the river Lot.

More photos available, please ask!

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

NOTES