

Renovated manor house on the banks of the River Lot



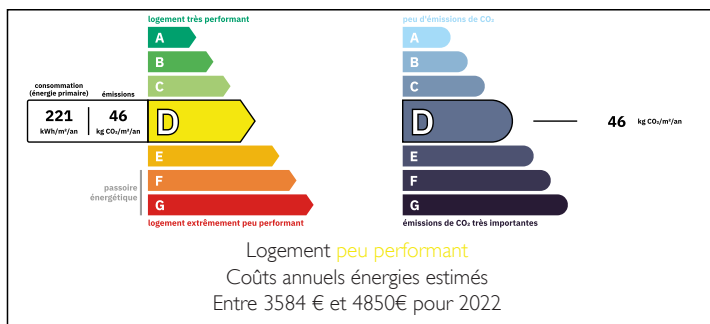
INFORMATION

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

IN BRIEF

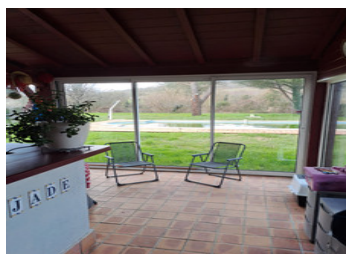
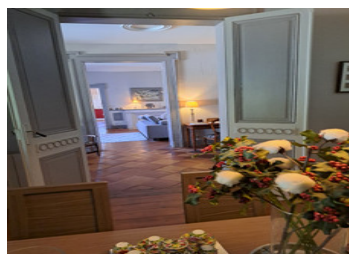
Large Maison de Maitre with swimming pool and garden overlooking the River Lot. Lovingly renovated with original features.

ENERGY - DPE



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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

Taxe habitation: 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>