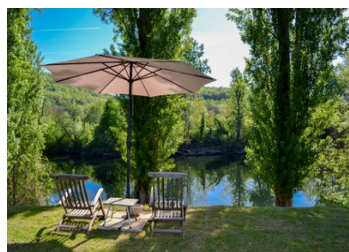


Spacious stone property, with swimming pool and direct access to the river Lot, on 1.4 ha of land, in Albas.

## EXCLUSIVE



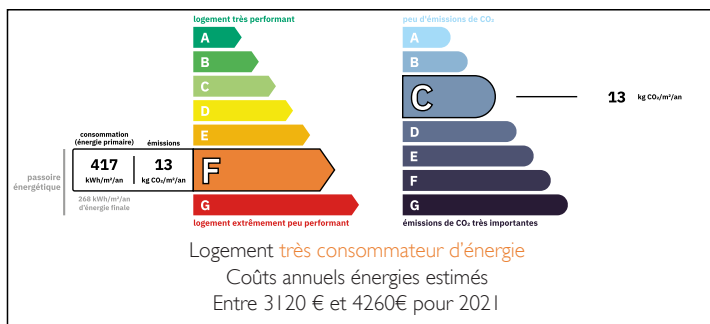
## INFORMATION

Town:	Albas
Department:	Lot
Bed:	5
Bath:	3
Floor:	250 m2
Plot Size:	14020 m2

## IN BRIEF

A unique opportunity ! This character stone property (a former roof tile factory) is a spacious family home, and offers excellent rental potential. Its location makes this property extra special: direct access to the river Lot, becoming ever more popular with fishermen. Nice park-like gardens with fruit trees and swimming pool. Grounds of 1.4 ha surrounding the property.

## 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

LA MAISON: this is the original house on site, providing 140 m2 of habitable space  
Kitchen (22 m2) newly fitted kitchen, fireplace with insert, exposed stone chimney, beams, terra cotta flooring, stone sink

Living room (30 m2) with wood burner

Utility room (5.5 m2) with washing machine

Bathroom (12.5 m2) with double wash basins, bath, shower, WC

FIRST FLOOR:

Bedroom 1 (18 m2) with wood burner, old stone sink, wood flooring

Bathroom (2.5 m2) with wash basin, bath and WC

Bedroom 2 (18.5 m2)

SECOND FLOOR:

Bedroom 3 (31 m2) converted attic room

## LOCAL TAXES

Taxe foncière: 1691 EUR

Taxe habitation: EUR

## NOTES

LA BRIQUETERIE: this is the former roof tile factory, and the 2nd part of this spacious family home. La briqueterie is directly linked with the main house, and could be used as separate accommodation, or combined with the rest of the house.

Living room (43 m2) open-plan living, with double doors opening to the front terrace and garden, with wood burning stove

Bathroom (8.6 m2) with double wash basin, shower and WC

FIRST FLOOR:

Bedroom 1 (14 m2) with exposed stone, beams

Bedroom 2 (35 m2)

EXTRA:

Swimming pool (11 m x 7 m) with pool house

Park-like garden with fruit trees and walnut trees

Direct access to the Lot river – ideal for fishing, swimming, canoeing, ...

South facing terraces.

Mains drainage

Prayssac: 7 km

Cahors: 25 km

Bergerac airport: 85 km

Toulouse airport: 136 km