

Villa and swimming pool with river frontage on the beautiful river LOT.

EXCLUSIVE



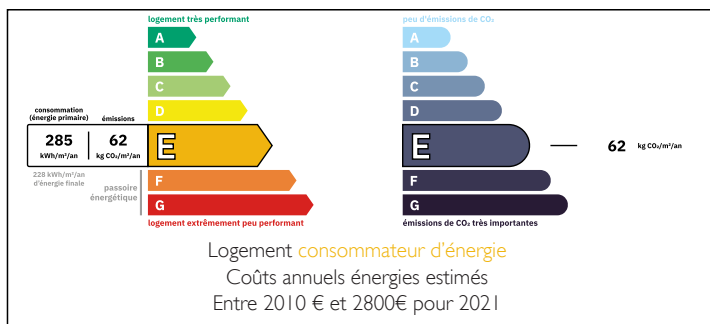
INFORMATION

Town:	Clairac
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	136 m2
Plot Size:	4014 m2

IN BRIEF

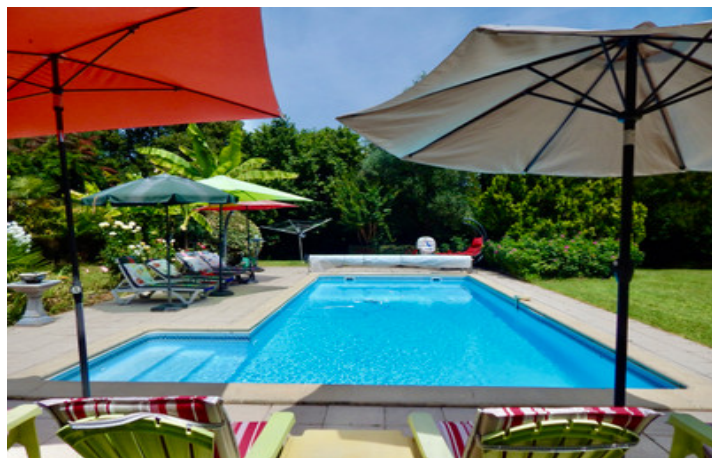
3 bedroomed villa with spacious lounge with open fireplace, fitted kitchen, family bathroom and WC. Large rear full width terrace for entertaining leading out to the swimming pool. There is a small wooden chalet ideal as studio or extra bedroom (has its own WC and kitchenette) and veg plot. The gardens are well stocked with mature trees and flowering shrubs, there is an abri/greenhouse used to garage a car and there is a well. Under the house there is a garage, workshop and wine cave with storage and the pool workings. The house has oil central heating along with the open fireplace in the lounge. Furniture is available by negotiation.

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

This property is just a few kms out of CLAIRAC a riverside market town with supermarket restaurants, river beach and bars etc and in the other direction, CASTELMORON SUR LOT also with a market, restaurants bars etc.

Having river frontage, it is possible to have a jetty either for fishing, or to moor a boat.

Situated half way between TOULOUSE (1.5hrs) and BORDEAUX (1.5hrs) airports, and BERGERAC 1hr. 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>

LOCAL TAXES

Taxe foncière: 1583 EUR

Taxe habitation: EUR

NOTES