

Beautiful situation, lovely house on a spectacular part of the river bank, and a gorgeous swimming pool.



## INFORMATION

Town:	Pinel-Hauterive
Department:	Lot-et-Garonne
Bed:	3
Bath:	3
Floor:	130 m2
Plot Size:	2861 m2

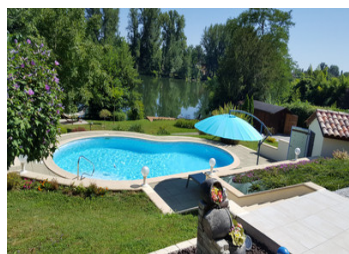
## IN BRIEF

Locality: VILLENEUVE SUR LOT A fisherman's dream.....This house is in perfect condition.

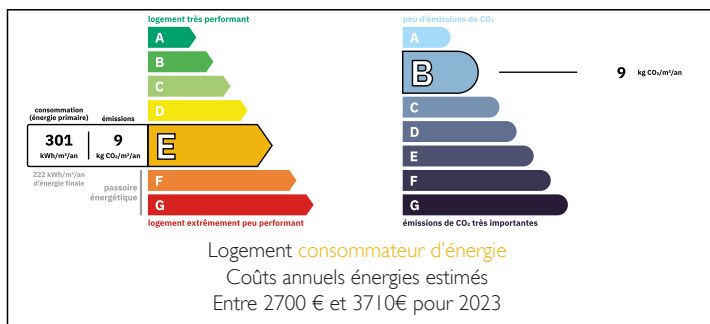
You will find a fitted kitchen, a lounge/dining room with a view of the river,

a master suite with bathroom (Italian shower and whirlpool bath) and dressing room.

Two separate bedrooms with shower rooms and guest wc. Separate guest sitting room, kitchen.



## 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

In the heart of the LOT ET GARONNE, you'll find this little corner of paradise. A house renovated and maintained with great care and quality materials such as travertine floors, sliding doors...

A chlorine pool.

A 50 m2 pontoon and a boat garage with winch and motorised door, for lovers of fishing and walks along the river.

A workshop, carport and wood shed complete this property.

50 minutes from Bergerac airport

1H30 from BORDEAUX airport

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

## LOCAL TAXES

**Taxe foncière:** 1440 EUR

**Taxe habitation:** EUR

## NOTES