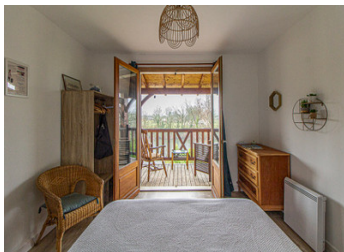
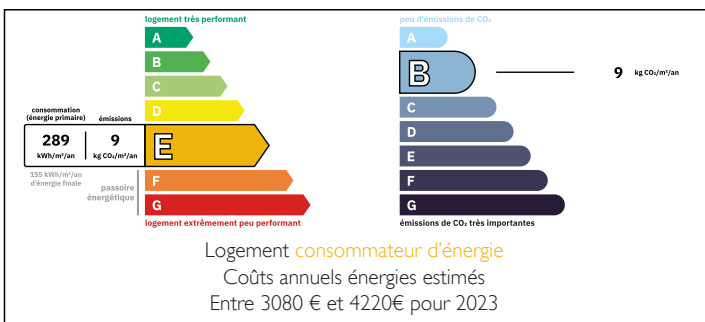


Riverside home with 2 apartments, 5 beds—ideal for rental or multi-family living, steps from the village,

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Puy-l'Évêque
Department:	Lot
Bed:	5
Bath:	3
Floor:	156 m2
Plot Size:	474 m2

IN BRIEF

Charming Riverside Home with Two Apartments
Just a short walk from the bastide village of Puy-l'Évêque, this riverside property offers comfort, versatility, and direct water access.

Comprising two independent apartments, each with its own kitchen, living area, and private terrace, it is ideal for multi-generational living, holiday rentals, or a spacious family home.

Enjoy stunning river views, a sauna, and a low-maintenance garden. Step down to the water for swimming or fishing.

Close to local shops, restaurants, and markets, with Bergerac and Toulouse airports easily accessible, this unique home is a rare opportunity in the heart of the Lot Valley.

Open to reasonable offers

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.



LOCAL TAXES

Taxe foncière:	2926 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Enchanting Riverside Home with Two Apartments – Stunning Views & Sustainable Features

Set along the tranquil Lot River, just 1.5 km from the historic village of Puy-l'Évêque, this versatile property offers a rare blend of comfort, character, and eco-friendly living. Designed for multi-generational families, a rental investment, or a peaceful retreat, this home boasts two self-contained apartments, each with its own kitchen, living space, and private outdoor areas.

Beyond its idyllic riverside setting, the property is equipped with modern conveniences and sustainable solutions for efficient water and energy use, ensuring both cost-effectiveness and environmental responsibility.

Two Independent Living Spaces

Upper-Level Apartment (Street Level) – Approx. 64 m² (excluding balcony)

Bright and inviting living room with dual-aspect windows.

Well-equipped kitchen with direct access to a covered balcony, offering uninterrupted river views. Two spacious double bedrooms, one with balcony access.

Bathroom with bath/shower and sink.

Separate WC.

Private enclosed front terrace, providing an additional outdoor relaxation space.

Lower-Level Apartment (Garden Level) – Approx. 105 m² (excluding balcony)

Beautiful oak flooring throughout, adding warmth and elegance.

Open-plan living and dining area featuring a wood-burning stove, heating both spaces efficiently.

Fully fitted kitchen overlooking the garden.

Three comfortable double bedrooms, including one with an en-suite bathroom.

Additional bathroom with an enclosed shower and sink.

Separate WC.

Versatile playroom with garden access, leading to a