

Absolutely superb big corner stone village house with startling unique wonderful interior.

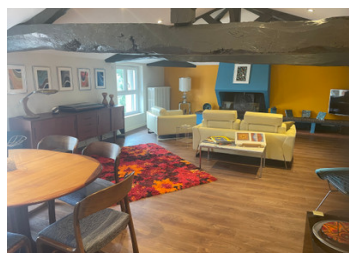
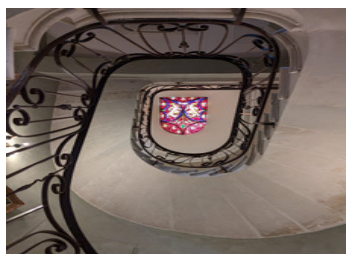


INFORMATION

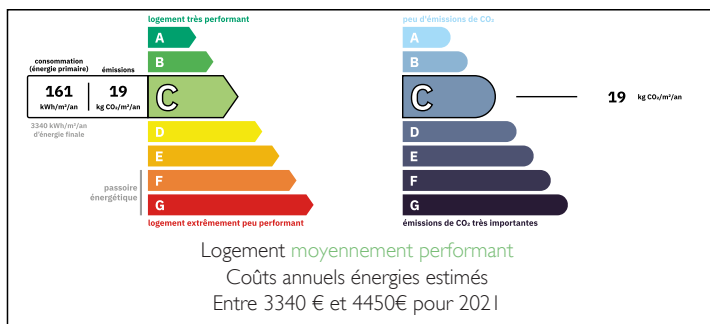
Town:	Clairac
Department:	Lot-et-Garonne
Bed:	6
Bath:	6
Floor:	335 m2
Plot Size:	30 m2

IN BRIEF

If you love sweeping marble staircases, mirrored and panelled reception rooms, space and light, modern and old in harmony, this ex doctors residence in a medieval riverside town on the LOT is for you!



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The town is Clairac a historic warren of golden hued stone houses tumbling down to the river Lot, famous for its strawberries, age old monastery where the monks planted the first plums and made eau de vie liquor, and an old shipping port where the wine travelled down from Cahors and was barrelled here. This imposing corner maison de maitre was always a cut above the neighbouring properties but has now been taken to another level. Central entrance hall with inner wrought iron double doors depicting golden grapes and vines, leading into wide panelled hallway with grand spiral marble staircase. Séjour sitting room now a TV Den, formal dining room, spectacular lounge with mirrored wall, chandeliers and glorious original mouldings, each reception room has 2 long windows bringing in light. The designer kitchen has a built in BBQ, central cooker and hood, fully fitted with the original 1960S retro tiling, opening out to a breakfast space with lots of built in bespoke cupboards, leading into a utility area with space for washer and dryer, lots of cupboards, a WC and a LIFT down to the cellars and wine cave.

FIRST FLOOR: master bedroom with balcony with view over the LOT river, dressing area and private bathroom with bath, shower WC and once again fabulous tiles. A further 4 bedrooms each with unique character, a room with wall of wardrobes ideal as a dressing room or for storing bedding and towels, a bureau, a bathroom...