

A beautiful single-storey country house located near the Lot



INFORMATION

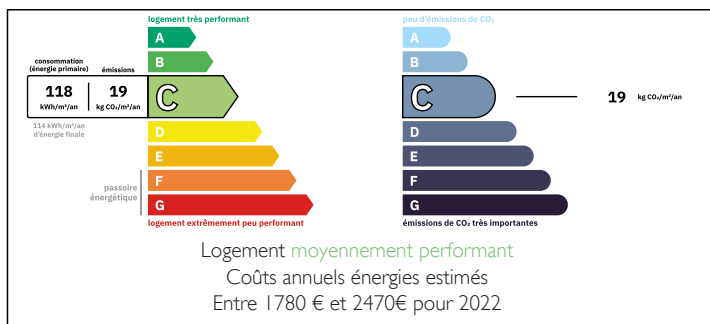
Town:	Lafitte-sur-Lot
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	185 m2
Plot Size:	8615 m2



IN BRIEF

A charming single-storey property set in peaceful, tranquil countryside, yet close to Clairac. The flat, wooded grounds are ideal for horses and other animals.

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

A beautiful single-storey country house, situated a stone's throw from the River Lot, in a peaceful, leafy setting, yet close to the shops and amenities of Clairac. The central entrance leads to a fitted kitchen (26 m²) with a large bay window, a 46 m² living room with a wood-burning insert, two bedrooms with fitted wardrobes (13 m² and 14 m²) and another large bedroom (18 m²). All rooms feature large French windows opening onto the spacious garden. The ground floor is completed by a shower room, a toilet, and a large utility and storage room offering plenty of storage space, as well as an 11 m² cellar.

It is possible to convert the first floor into additional bedrooms and a bathroom; the necessary installations are already in place.

The fully fenced garden covers an area of 8,615 m² and features large, shady century-old trees as well as several outbuildings (a large garage that could also serve as a workshop, a dovecote, a chalet and a garden shed). The property is equipped with a well and an electric gate with video intercoms, as well as a secure swimming pool.

This property is ideal for both keen gardeners and animal lovers, as, although situated in a rural area, it offers complete privacy. The extensive outdoor spaces and fenced-in grounds offer ideal conditions for those seeking peace and quiet in a natural setting, whilst remaining close to all amenities.

Information about risks to which this property is exposed...

LOCAL TAXES

Taxe foncière: 1335 EUR

NOTES