

Renovated 5-bedroom house with heated pool and river Lot views, walking distance to Albas



INFORMATION

Town:	Albas
Department:	Lot
Bed:	5
Bath:	3
Floor:	135 m2
Plot Size:	707 m2

IN BRIEF

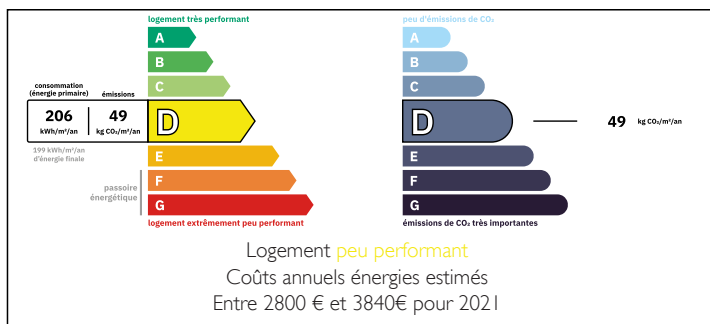
Enjoy breakfast on the covered terrace overlooking the river Lot, spend summer afternoons beside the heated pool and stroll into the village for dinner. Ready to move into with no major work required, this property is ideal as a permanent residence, family holiday home or easily managed second property.

The ground floor features a fitted kitchen opening onto the dining room, a cosy living room with fireplace and wood burner, three bedrooms, two bathrooms, utility and storage areas. Upstairs are two further bedrooms and a second family bathroom with bath and shower. The master bedroom opens onto a terrace enjoying superb river views.

Outside, the landscaped garden is arranged over several levels and includes a heated pool, covered terrace with BBQ area and garden storage. Double glazing, oil-fired central heating and mains drainage. Albas is within walking distance, while Prayssac is...



ENERGY - DPE



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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: 1317 EUR

NOTES

DESCRIPTION

GROUND FLOOR:

Covered terrace (20 m²) with BBQ area, overlooking the garden, pool and the river Lot, a wonderful spot for long summer lunches

Living room (19,25 m²) with fireplace and wood burner

Dining room (14 m²)

Kitchen (7,3 m²) fully fitted, open to the dining room

Utility room (2,85 m²)

Hallway (6,8 m²)

Bedroom 1 (11,5 m²)

Bathroom (4,75 m²) with wash basin, shower and WC

Bedroom 2 (9 m²) with Velux windows

Boiler room (3,35 m²)

Bedroom 3 (11,8 m²) with en suite bathroom (2,85 m²) with wash basin, shower and WC

Store room (1 m x 7,8 m)

FIRST FLOOR:

Landing (11,90 m²) with staircase

Bedroom 4 (12,2 m²)

Bathroom (7,35 m²) with wash basin, shower, bath, WC

Bedroom 5 (19,5 m²) with access to the first-floor terrace, a beautiful place to enjoy the changing views across the valley

EXTRA:

Stunning views over the river Lot

Swimming pool 8 m x 3,5 m, chlorine pool, heated with heat pump

Nicely landscaped, easy to maintain garden on several levels, with garden shed

The property benefits from double glazing, oil-fired central heating and mains drainage

Possibility to purchase furnished

Albas: 500 m, walking distance to all amenities

Prayssac: 7 km

Puy L'Eveque: 12 km

Cahors: 25 km

Bergerac airport: 85 km