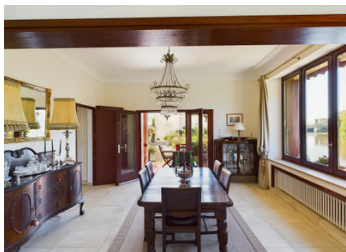


Absolutely gorgeous 5 bedroom property, in the heart of a wonderful village, on the banks of the Lot River



INFORMATION

Town:	Castelmoron-sur-Lot
Department:	Lot-et-Garonne
Bed:	5
Bath:	4
Floor:	280 m ²
Plot Size:	490 m ²

IN BRIEF

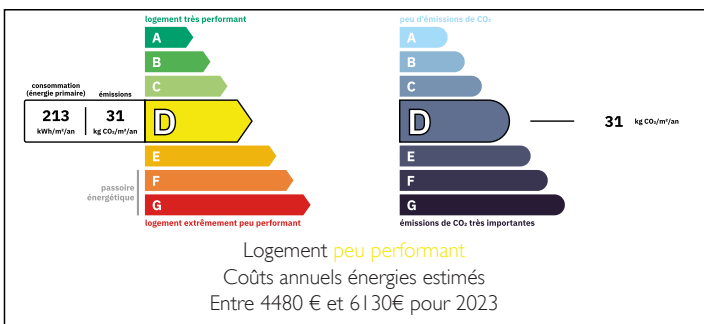
Where else would you find another house with these fantastic river views, yet very close to a lovely village centre, still very quiet, private and undisturbed.

This is an exceptional opportunity, a unique property renovated to the very highest standards.

This gorgeously renovated home oozes charm, elegance and modern comfort. It is incredibly spacious, a 5-bedroom village house. This is a picturesque village with all amenities. The bright property offers idyllic river views and a wonderful lifestyle opportunity with all amenities on your doorstep.

If you are looking for something extremely elegant, in a village, this exceptional property, which offers superb river views 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.



DESCRIPTION

This home is washed in natural light, with large windows overlooking the Lot River.

The entrance hall leads to the ground floor which includes the stylish yet functional kitchen and dining room, and a laundry room with lots of storage space. The dining room overlooks the river. The elegant living room features a fireplace and a large balcony overlooking the river with plenty space for outdoor entertaining.

Upstairs, there is also a large study and TV room, perfect for work and entertainment.

There is a beautifully created, above-ground swimming pool. This has really been carefully thought out and proves the opportunity of lying in the pool "with a glass of cool white wine" looking out over the beautiful river, high enough to provide privacy, yet outstanding views surround. There is a large covered terrace facing the garden, again with ample space to relax, entertain and to enjoy the views.

There is parking for four cars with the gates closed and more if open.

The property also has a wine cellar, games room, storeroom, and workshop on the garden floor.

Heating is by town gas central heating and the property boasts double glazed hardwood (mahogany) windows. The house is connected to the mains sewage system, which eliminates any concern about septic tanks.

The property is in the village and therefore within walking distance of restaurants, supermarket, post office and all village amenities.

Ground floor:

Entrance hall, Shower room/WC, Fully equipped kitchen, Dining room, Lounge, Cellar, Laundry room

LOCAL TAXES

Taxe foncière: 1750 EUR

Taxe habitation: EUR

NOTES