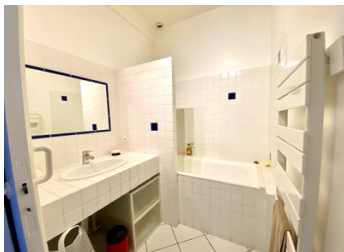


Lovely family home with pool, right in town and close to the River Lot, great restaurants, weekly market



INFORMATION

Town:	Villeneuve-sur-Lot
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	230 m ²
Plot Size:	401 m ²



IN BRIEF

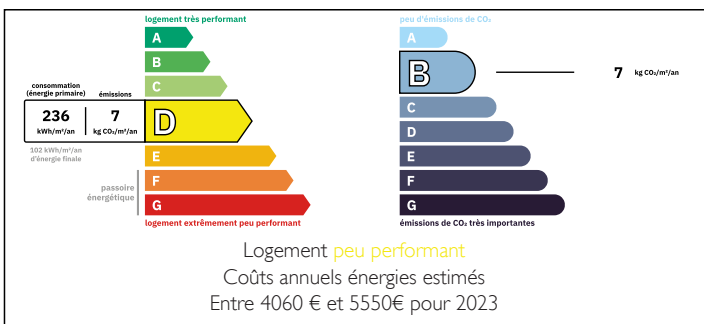
This well appointed town house is a must see. with elegant proportions, high ceilings, close to all amenities of Villeneuve-sur-Lot. The Lot river on the other side of the town is perfect for kayaking boat trips canoeing etc., There are ample restaurants in the town of Villeneuve sur Lot with niche shops and a Theatre. A Golf Course a short drive away.

Bergerac 60 km (37 miles)

Bordeaux 112 km (69 miles)

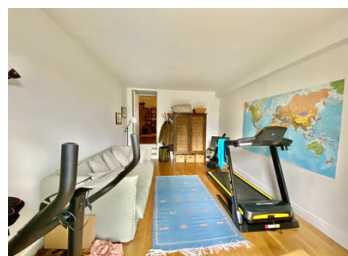
Agen City 24 km (15miles)

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

Property Description – Villeneuve-sur-Lot

Enter this attractive home from a quiet road in Villeneuve-sur-Lot, benefiting from an integral garage.

The main front door opens into a lobby, leading through to a central hallway with a beautiful wooden staircase rising to the second floor. To the rear of the hallway, before entering the sitting room, you will find cloakroom cupboards and a separate W.C.

To the right, the 15 m² kitchen offers fitted wooden units, an integrated electric fan oven, induction hob with overhead canopy, and space for an American-style fridge. There is also direct access to the garage. A breakfast bar seating up to five people is possible here. The kitchen flows openly into the 35 m² sitting room, a cosy, light-filled space complete with a functioning open fireplace. Two sets of doors lead into the impressive 31 m² conservatory, overlooking the garden and swimming pool. The conservatory features double-glazed units that can be fully opened to create seamless indoor–outdoor living.

Beyond lies the garden, boasting a 7 × 5 m swimming pool with liner, surrounded by wooden decking. Mature trees and shrubs enhance the privacy and provide a luxurious feel throughout the outdoor space. At the back of the garden is an approximately 16 m² outbuilding, with the pool technical house located beside it.

Ascending to the first floor, you arrive on a generous 28 m² landing, a bright and airy area with built-in cupboards, currently used as a games space. From here you access the bedrooms and...

LOCAL TAXES

Taxe foncière: 3410 EUR

Taxe habitation: EUR

NOTES