



River view property,

47320, Clairac, Lot-Et-Garonne, Nouvelle-Aquitaine

* Available * 3 Beds * 1 Bath

River view property

€180,200

Ref: BVI25625

Property Description

Three bedroom Ãle-de-France style home in a popular village overlooking the river Lot offering interesting development possibilities.

The property was constructed in the 70s and is set on three levels with the current habitable space all at ground level comprising of a large lounge diner , kitchen, bathroom , three bedrooms .

Most of the house has pvc double glazing whilst heating is provided by electric panel heaters and a wood burning stove in the lounge.

The lower level is currently an enormous garage whilst the loft is another obvious option to provide additional bedrooms etc.

The property is in a quiet residential area on the edge of the village facing South with a pretty view over the garden and down to the river.

A five minute walk will take you the village centre with boulangerie, cafe, banks etc and even a beach bar on the waters edge, there is also a small supermarket with petrol station on the outskirts.

Train station at Tonneins with regular link to Bordeaux .

Price including agency fees : 180.200 € Price excluding agency fees : 170.000 € Buyer commission included: 6%

